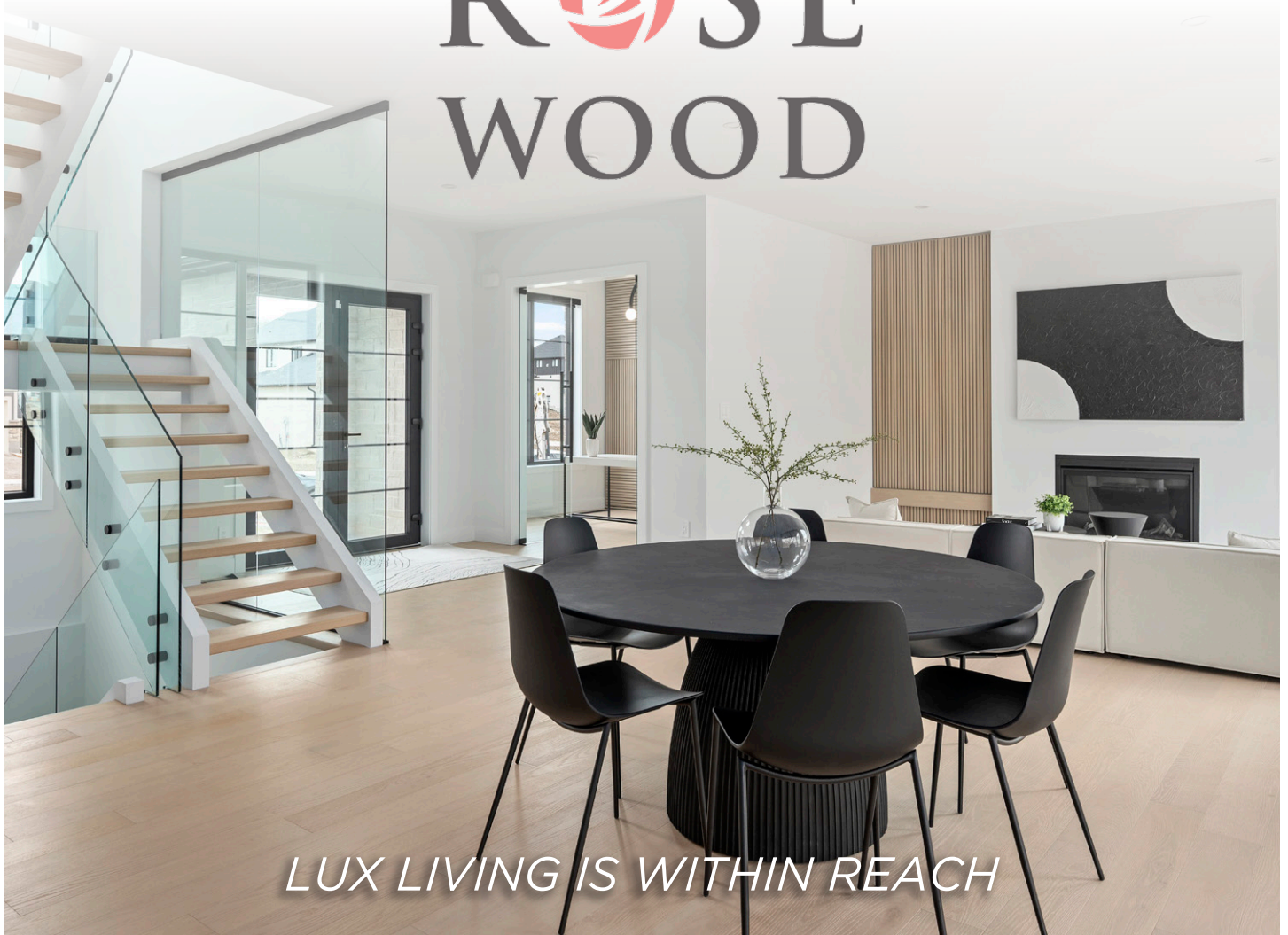




ROSE
WOOD



LUX LIVING IS WITHIN REACH



-  AVAILABLE
-  SOLD
-  UNAVAILABLE
-  RESERVED
-  PREMIUM LOTS



THE BELLANO

1980 SQ FT

MINIMUM
40FT



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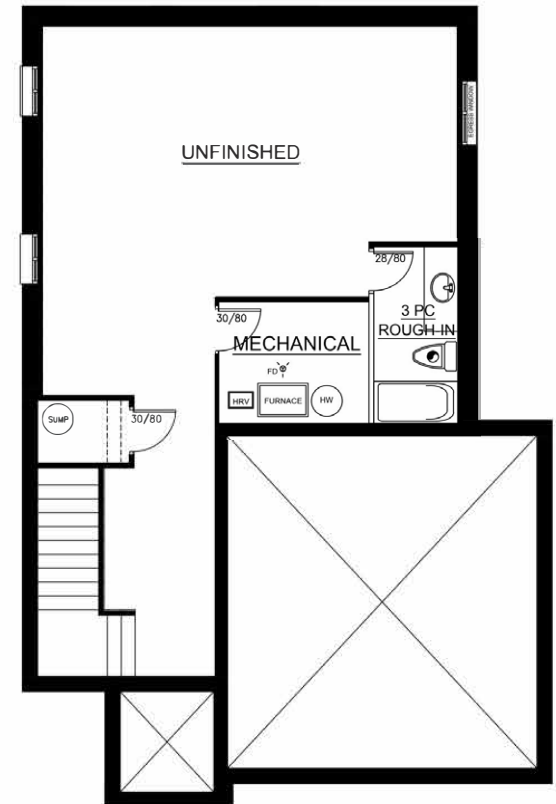
EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD

**ROSE
WOOD**

LUX
HOMES DESIGN & BUILD

FOUNDATION

1085 sq. ft





THE VERONA

1812 SQ FT & 1901 SQ FT

MINIMUM
40FT



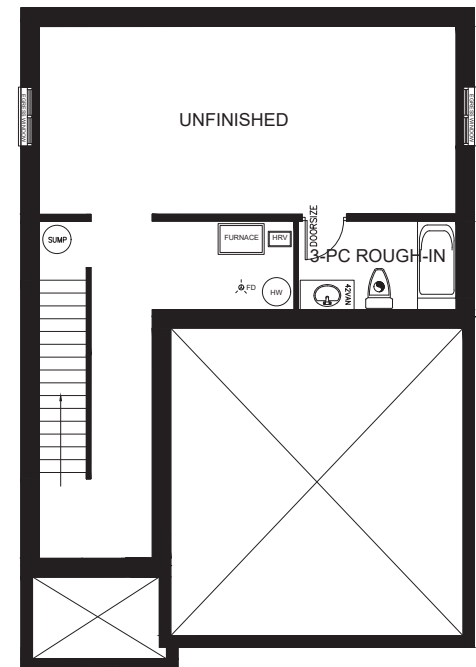
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FOUNDATION

1037 sq. ft

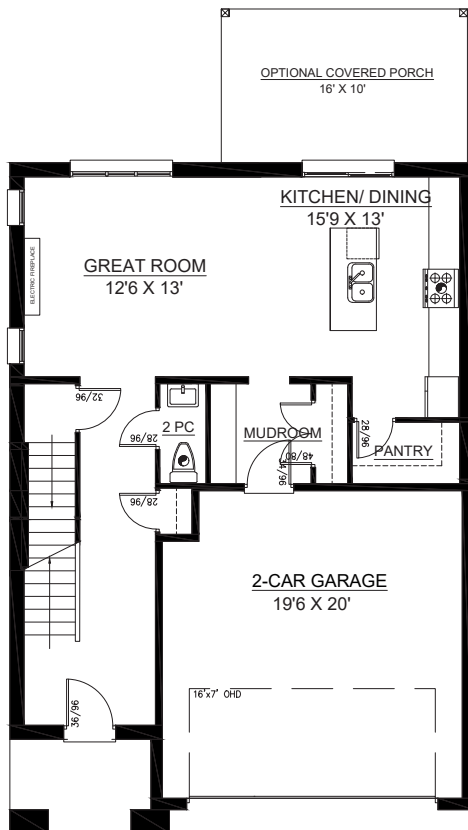


THE VERONA *UPGRADED*



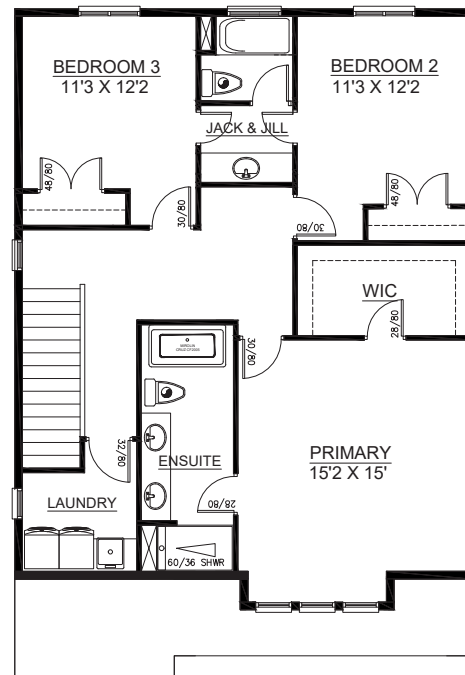
MAIN FLOOR

812 sq. ft

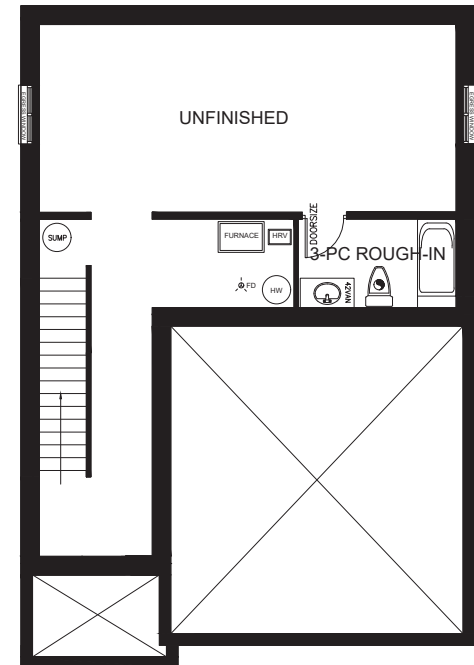


SECOND FLOOR

1089 sq. ft



FOUNDATION



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ACTUAL FLOOR SPACE MAY VARY, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE





THE SIENA

1501 SQ FT

MINIMUM
42FT



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EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD

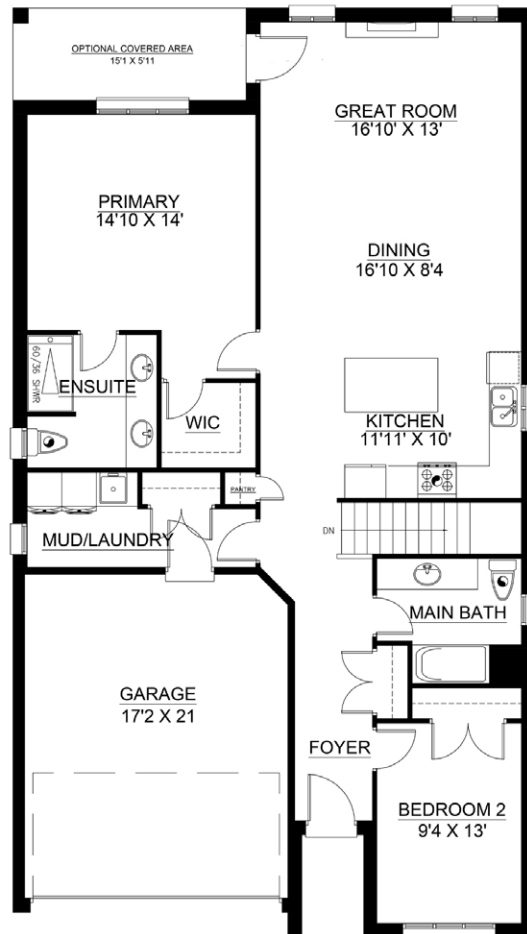
**ROSE
WOOD**

THE SIENA



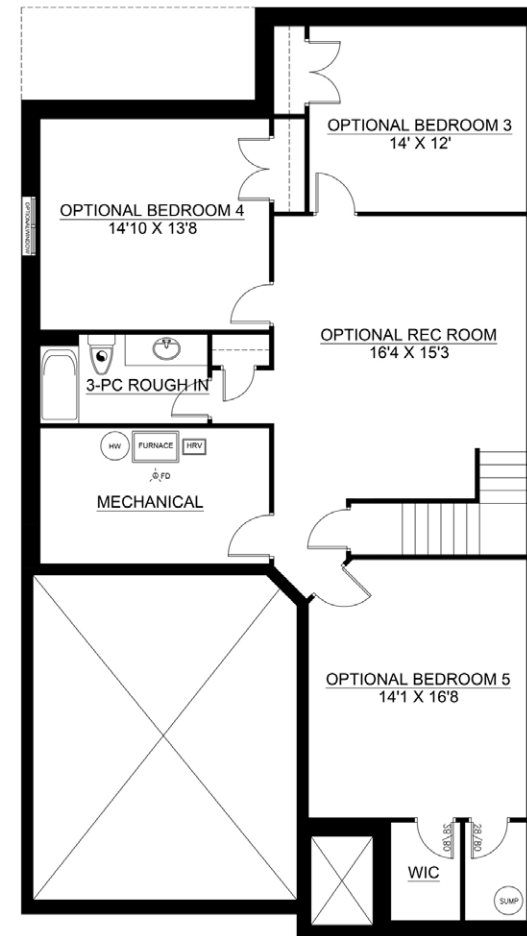
MAIN FLOOR

1501 sq. ft



OPTIONAL

BASEMENT



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ACTUAL FLOOR SPACE MAY VARY, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE





THE SORANO

1562 SQ FT

MINIMUM
42FT



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EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD

**ROSE
WOOD**

THE SORANO



MAIN FLOOR

OPTIONAL

1562 sq. ft

BASEMENT



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ACTUAL FLOOR SPACE MAY VARY, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE





A



B

THE VENATO

2040 SQ FT

MINIMUM
46FT



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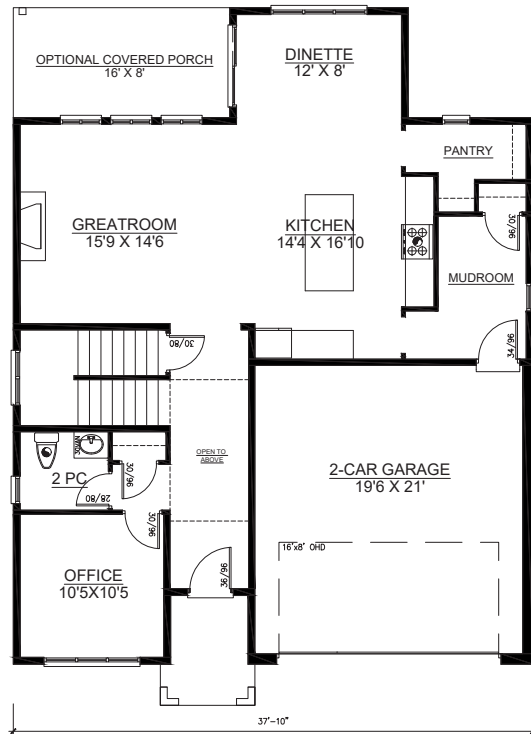
**ROSE
WOOD**

THE VENATO



MAIN FLOOR

1133 sq. ft

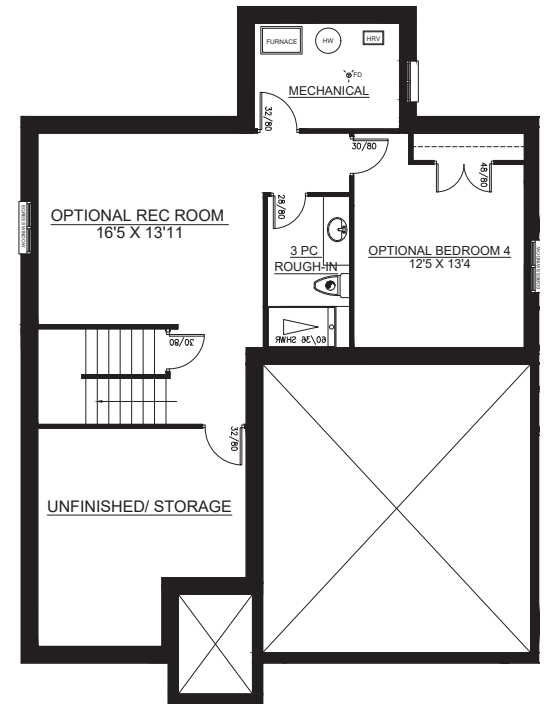


SECOND FLOOR

907 sq. ft



FOUNDATION



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ACTUAL FLOOR SPACE MAY VARY, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE





THE NOLI

1735 SQ FT

MINIMUM
50FT



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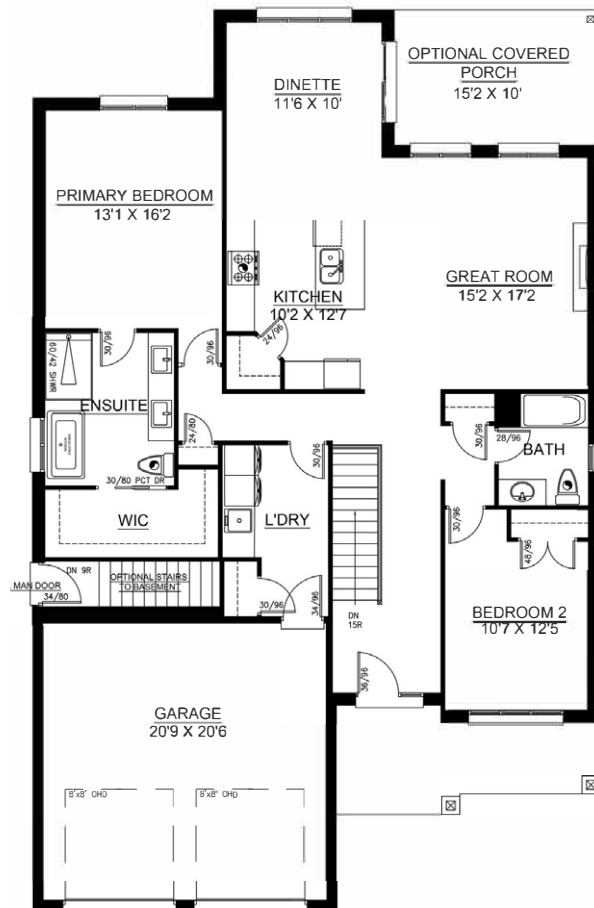
ROSE
WOOD

THE NOLI



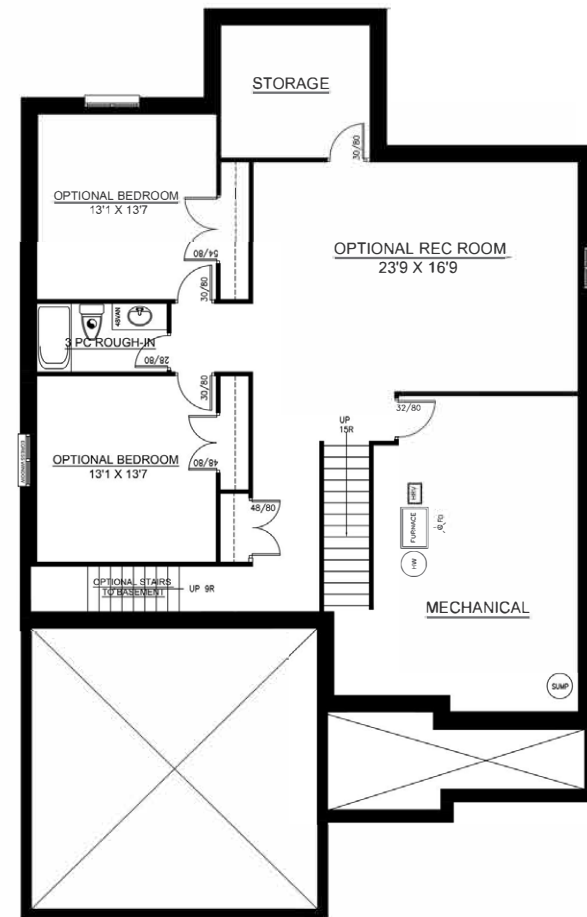
MAIN FLOOR

1735 sq. ft



OPTIONAL

BASEMENT



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ACTUAL FLOOR SPACE MAY VARY, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE





THE PALERMO

2344 SQ FT

MINIMUM
50FT



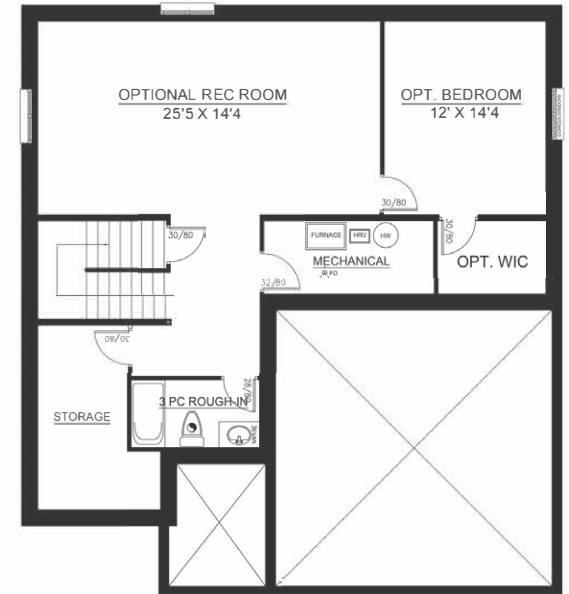
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EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD

**ROSE
WOOD**

FOUNDATION

1169 sq. ft





THE BIRMINGHAM

2390 SQ FT

MINIMUM
50FT



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EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD

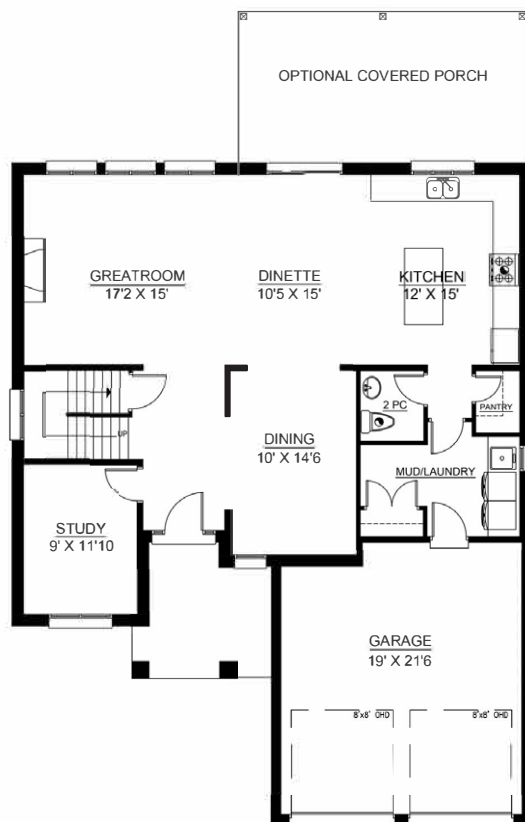
**ROSE
WOOD**

THE BIRGMINGHAM



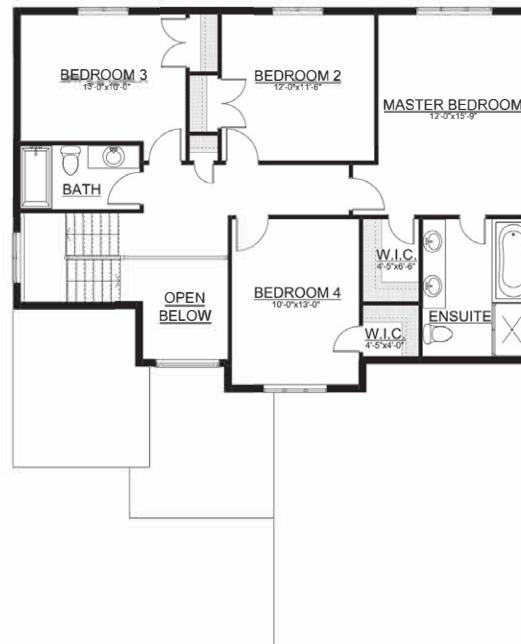
MAIN FLOOR

1318 sq. ft

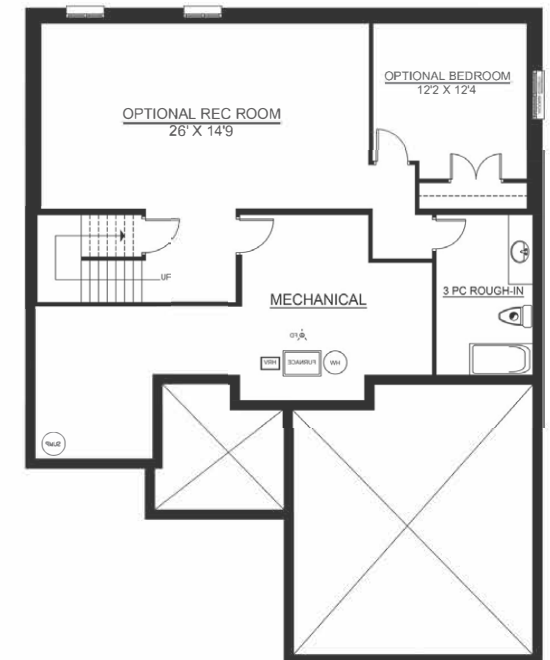


SECOND FLOOR

1072 sq. ft



FOUNDATION



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ACTUAL FLOOR SPACE MAY VARY, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE





THE GIANNA

1944 SQ FT

MINIMUM
50FT



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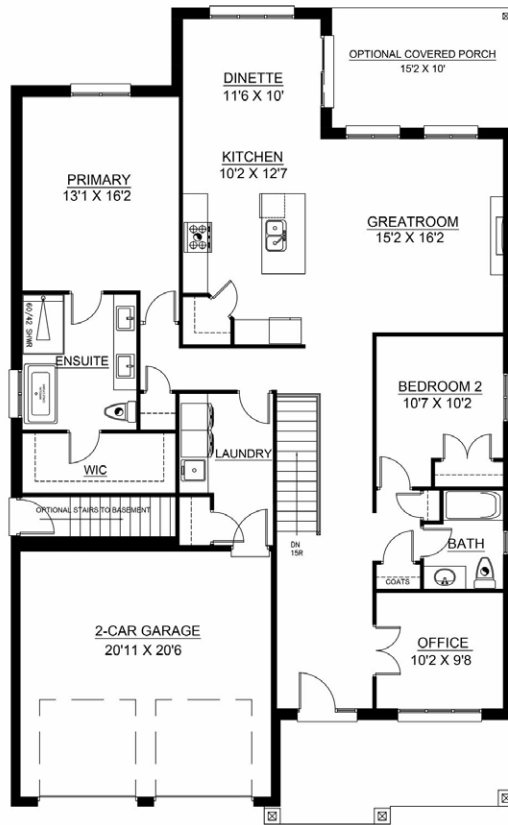
ROSE
WOOD

THE GIANNA



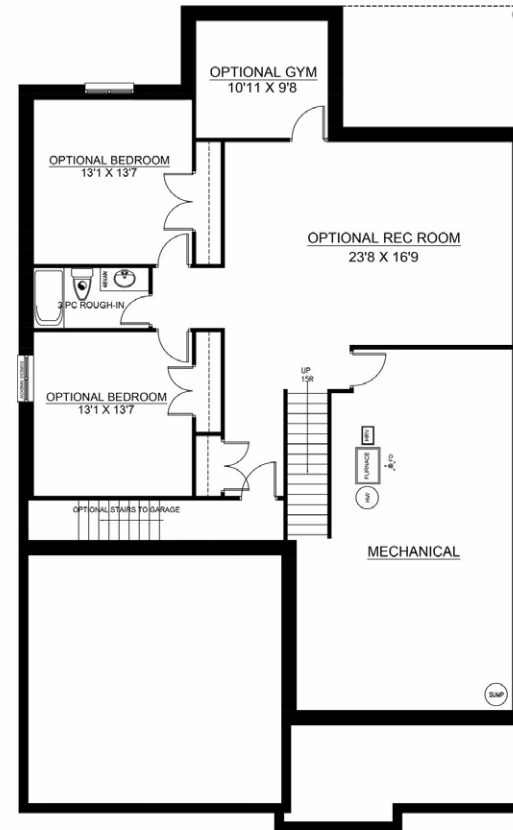
MAIN FLOOR

1944 sq. ft



OPTIONAL

BASEMENT



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ACTUAL FLOOR SPACE MAY VARY, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE



STANDARD FEATURES

SITE WORK

- Excavate for foundation, backfill foundation and rough grade
 - Install sanitary sewer, plus water, plus hydro service
 - Entire lot to be graded and sodded
 - Handy Paver Driveway 12" x 12" and sidewalk from driveway to front porch
 - Survey supplied and building permit provided
 - Tarion Warranty included
-

FOUNDATION

- 9-inch foundation walls
 - Brick ledge around foundation walls where applicable
 - Concrete basement floor, garage floor and front porch
 - Delta MS wrap around exterior foundation walls
-

FRAMING

- 2 x 6 exterior walls
 - 2 x 4 in interior walls
 - 3/4" tongue and groove gold edge
 - Engineered roof trusses
 - 7/16" OSB on the roof
 - Architectural asphalt shingles installed with starter strip - Lifetime Warranty
 - 9-foot ceilings on main floor
-

MASONRY

- Clay brick CSR size, builder samples
 - One-piece stone sills at windows and doors
-

WINDOWS AND DOORS

- High-quality vinyl clad windows
 - 8' tall- front door, garage to house and rear single slider
 - R-12 Insulated garage doors
-

HEATING AND COOLING

- High efficiency forced air gas heating and central air conditioning with smart thermostat
 - Heat Recovery Ventilator Unit (HRV) included
 - Gas meter installed by Enbridge Gas according to Enbridge Gas Policy
 - Tankless Hot Water Heater - Reliance rental
-

ELECTRICAL

- 200-amp electrical service with breaker panel Location to comply with London Hydro
 - All wiring according to electrical building code
 - Two waterproof exterior electrical outlets with ground fault detector
 - Freezer outlet in basement
 - Hood fan supplied by homeowner in coordination with kitchen supplier
 - Smoke/CO2/strobe detectors included
 - Light fixtures allowance \$1500.00
 - 10 LED Pot Lights included-each additional LED pot light \$170.00
 - Wiring for future garage doors opener (openers are extra)
-

FIREPLACE

- 60" electric fireplace included in family room
-



PLUMBING

- Plumbing fixtures in all bathrooms from builder's standard
- Toilets and sinks installed from builder standard
- Tile shower with glass enclosure in ensuite
- Double stainless-steel sink in kitchen
- Plumbing and wiring for owner's dishwasher
- Sump pump supplied and installed
- Rough in for future 3 pc. washroom in basement
- Water meter installed by City of London according to their policy.

INSULATION AND DRYWALL

- Exterior walls R20 plus R5 code board.
- R 50 insulation in the ceiling
- California textured ceilings, except for bathrooms and laundry area
- All basement exterior walls to be studded and insulated with R12 insulation and R5 Comfort Board
- Garage to be dry walled, one coat of taping compound

TRIM, DOORS AND HARDWARE

- 3 ½" casing plus 5 ¼" baseboards
- 800 series doors included. Main floor interior only 8' doors included
- Quality hardware from builder samples
- Vinyl coated, wire shelving in all closets, 2 shelves in master bedroom, 4 shelves in linen closets and 1 shelf in all other closets

STAIRS & RAILINGS

- Oak tread stairs to bedroom area with iron spindles & matching handrail. Landing is hardwood

PAINTING

- Pearl paint used throughout on trim and Regal flat washable paint on walls.
- Three colours included plus standard white trim color
- Deep based colours \$350.00 per room. \$300.00 for each additional colour over the standard (3 colors).
- Paint colors selected from Benjamin Moore
- Stain where applicable
- Builder not responsible for variation in stain colors and shade due to grain variation in wood

FLOORING

- Hardwood flooring from builder samples on main floor except for any bedrooms located on main floor or where tile is included.
- Quality carpet flooring from builder samples in all bedrooms and upper hallway.
- Tile only included in ensuite bath, upper main bath and laundry.

KITCHEN, BATHROOMS AND LAUNDRY

- Kitchen cabinets, bathroom vanities and countertops supplied and installed - allowance is \$8.50 per sq ft. Quartz group 1 included in kitchen, main bath, powder, ensuite and island 30 sq ft.

MIRRORS

- Standard mirrors in bathrooms the full length of vanities

MISCELLANEOUS

- Alarm basic install included
- Central vacuum rough-in
- 7 outlets installed in total - cat/tv/telephone

SPECIFICATION AND SUPPLIERS SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.



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The logo is contained within a black rectangular border. It features the word 'LUX' in a large, minimalist, sans-serif font. Below 'LUX', the words 'HOMES DESIGN & BUILD' are written in a smaller, all-caps, sans-serif font.

LUX
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