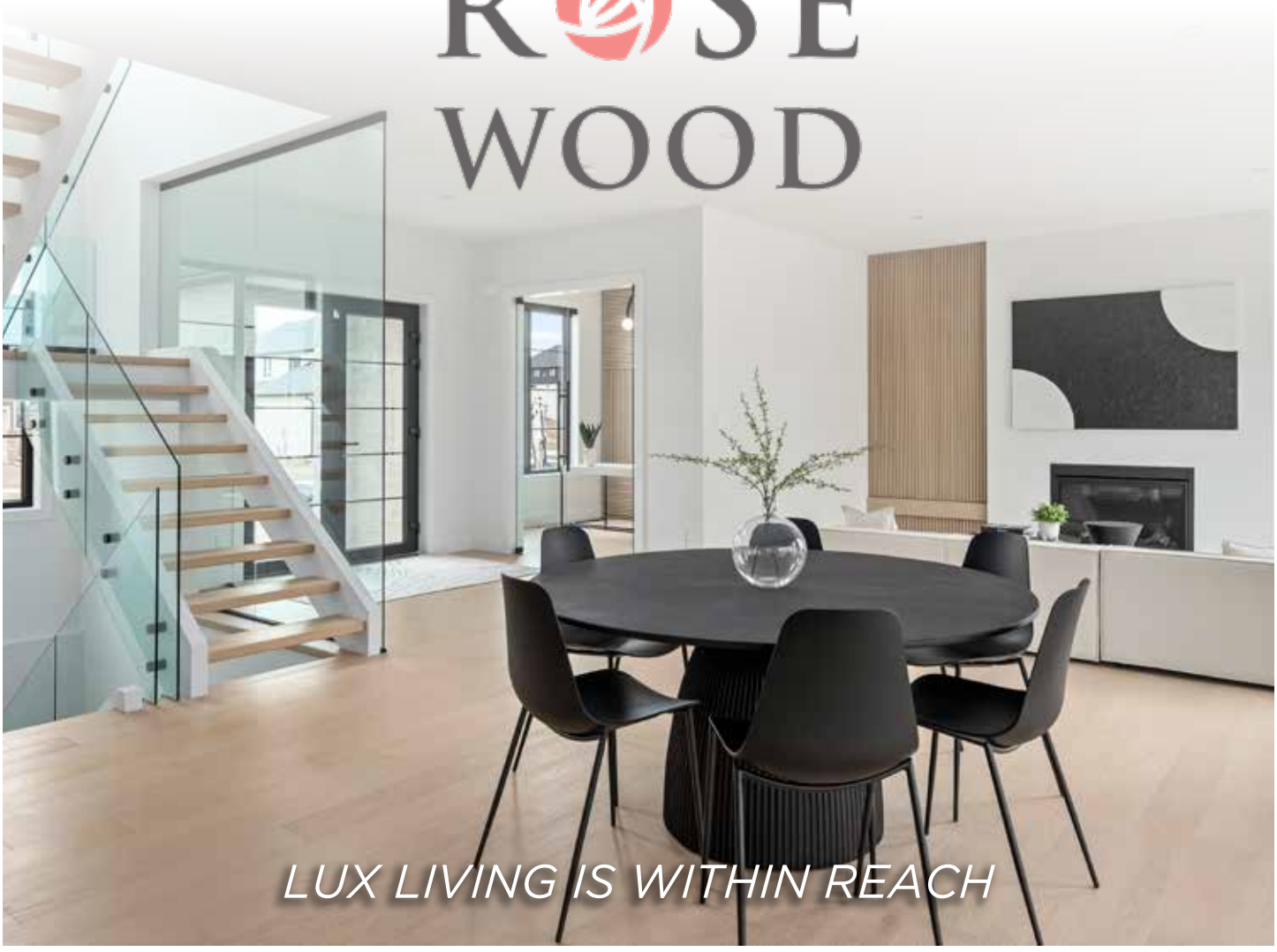
LUX

HOMES DESIGN & BUILD

ROSE WOOD



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ROSE WOOD

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THE BELLANO

1980 SQ FT

MINIMUM
40FT

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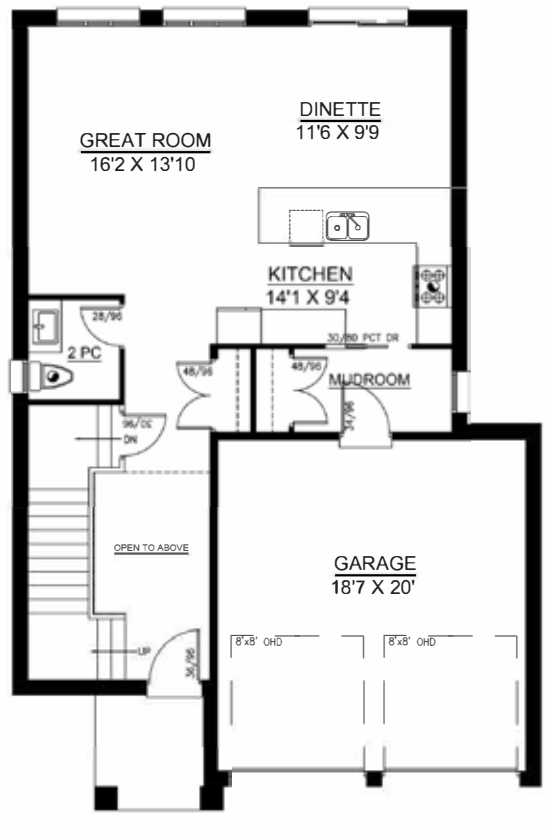
ROSE WOOD

THE BELLANO

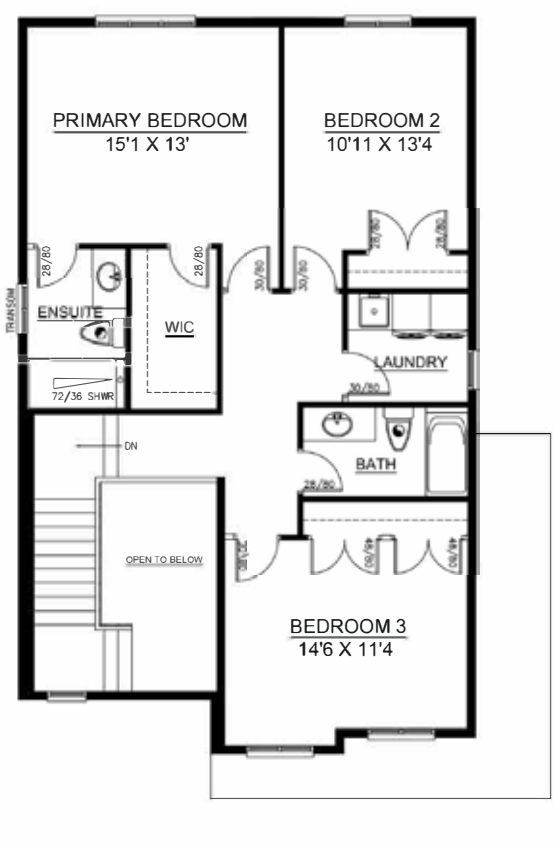
MAIN FLOOR

895 sq. ft



SECOND FLOOR

1085 sq. ft



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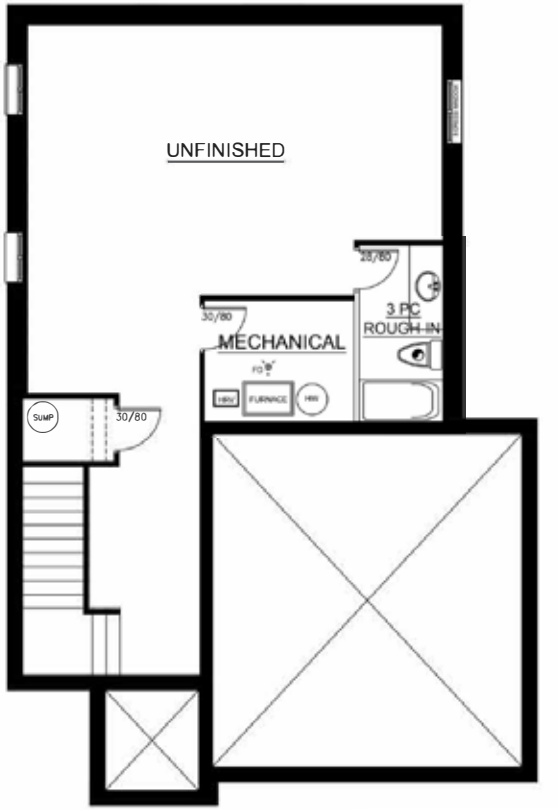

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ACTUAL FLOOR SPACE MAY VARY, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE









THE VERONA

1812 SQ FT & 1901 SQ FT

MINIMUM
40FT

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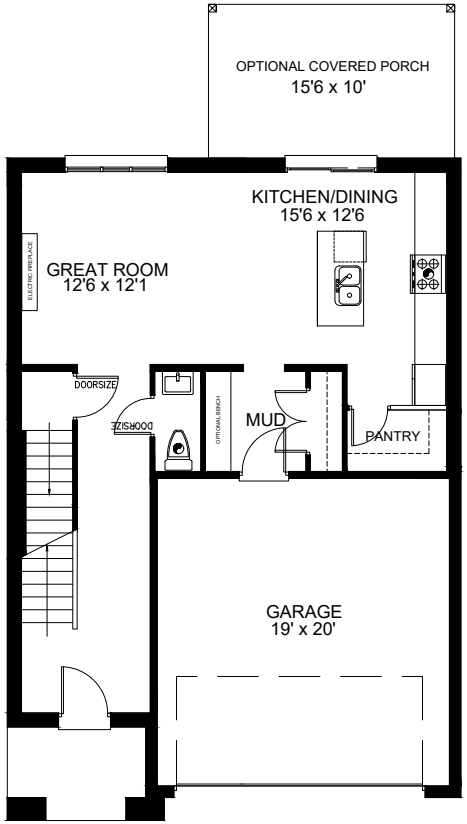
ROSE WOOD

THE VERONA

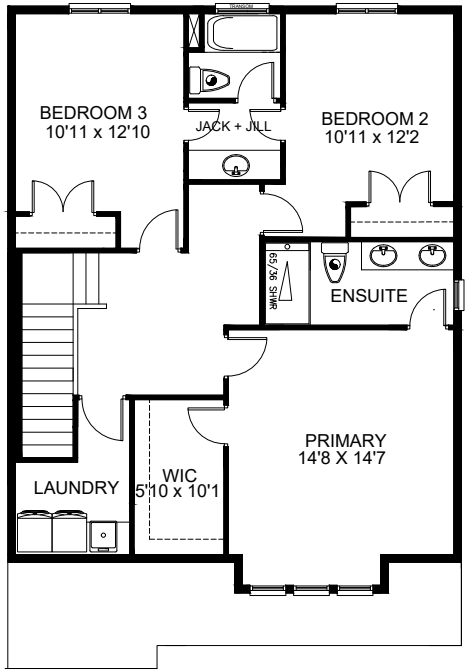
MAIN FLOOR

775 sq. ft



SECOND FLOOR

1037 sq. ft



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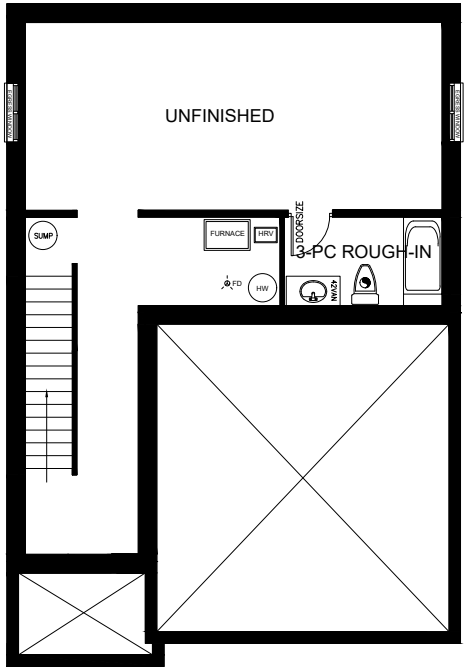
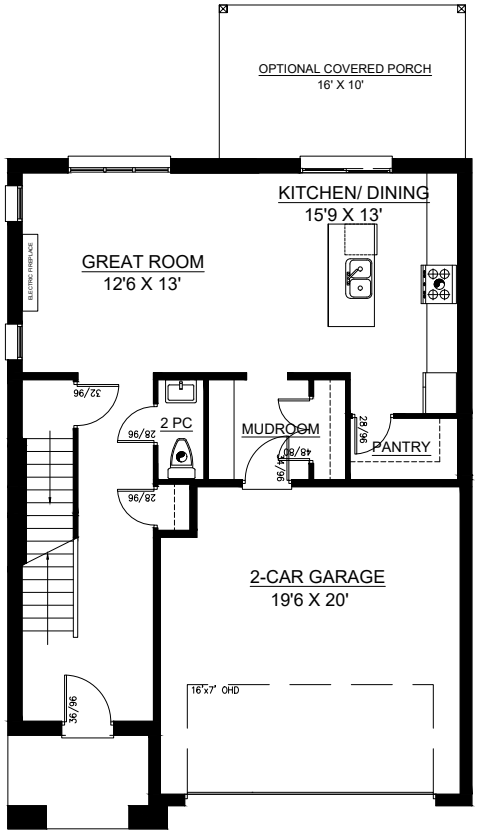


THE VERONA *UPGRADED*

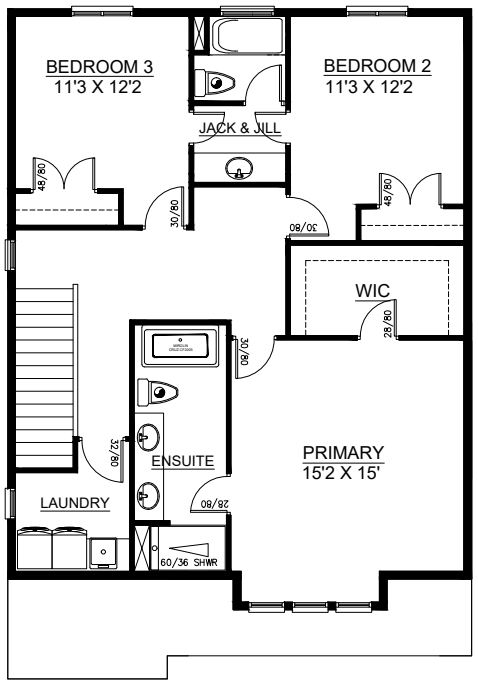
MAIN FLOOR

812 sq. ft



SECOND FLOOR

1089 sq. ft



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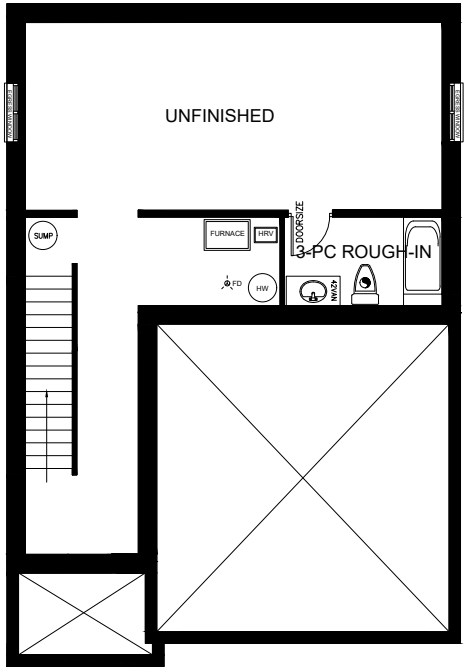



THE SIENA

1501 SQ FT

MINIMUM
42FT

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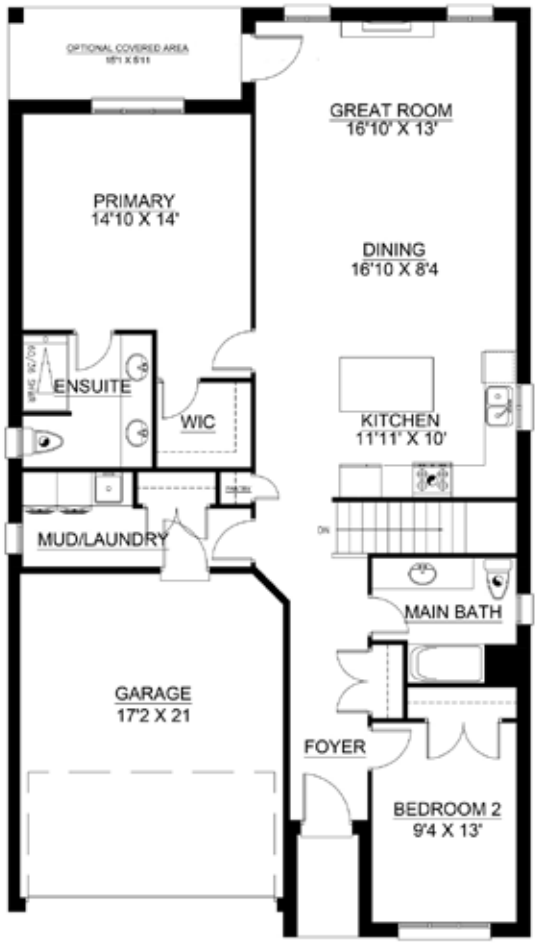
ROSE WOOD

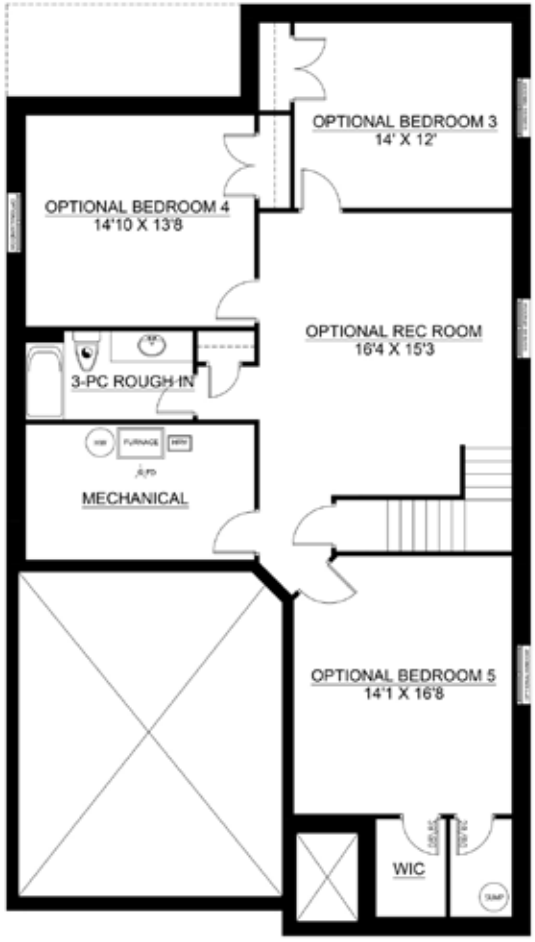
THE SIENA

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

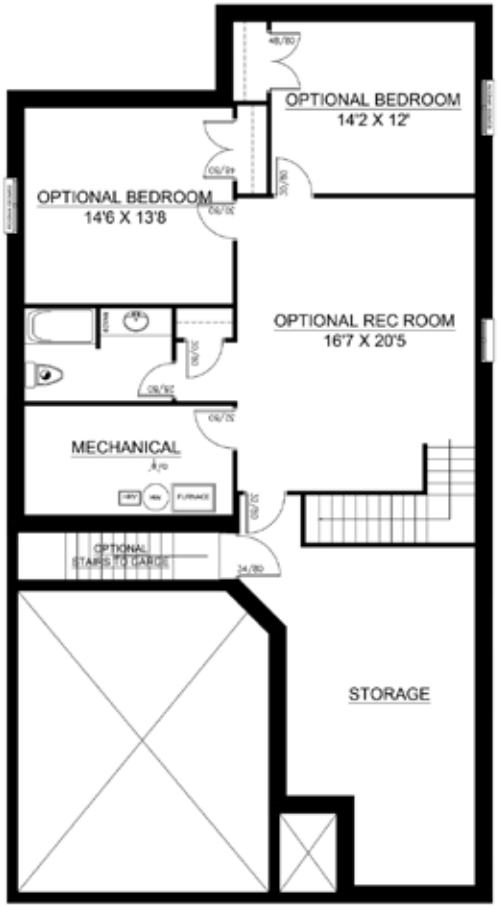
THE SORANO

MAIN FLOOR

1562 sq. ft



OPTIONAL BASEMENT



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





THE VENATO

2040 SQ FT

MINIMUM
46FT

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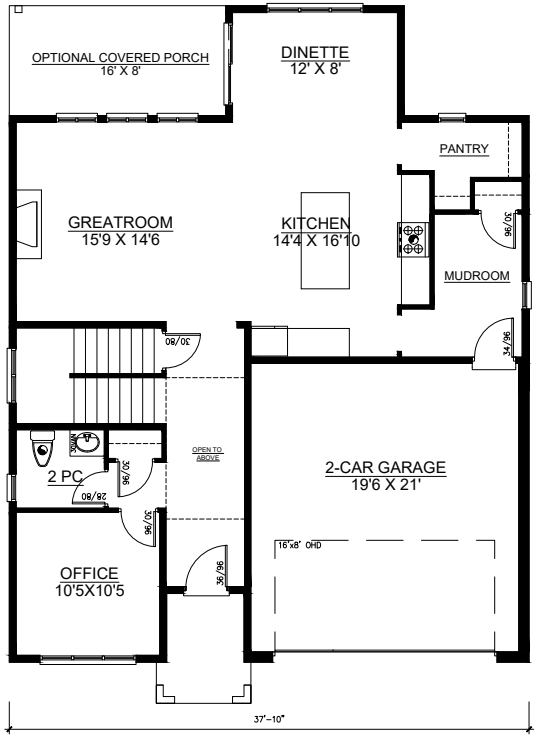
EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD

ROSE WOOD

THE VENATO

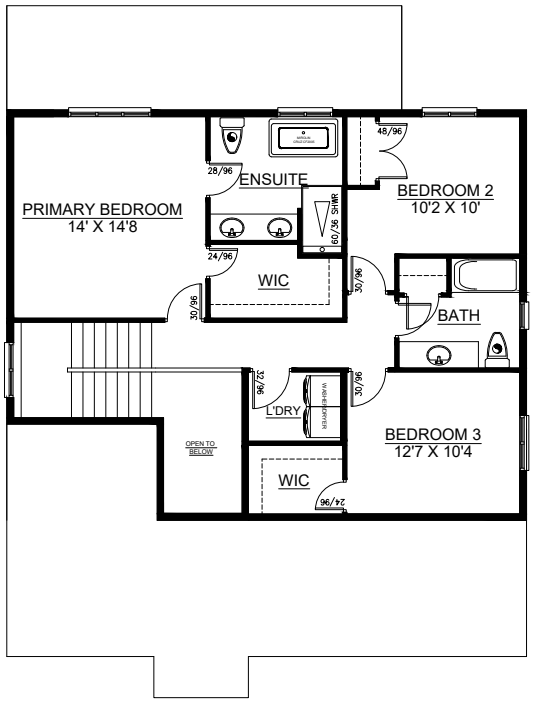
MAIN FLOOR

1133 sq. ft



SECOND FLOOR

907 sq. ft



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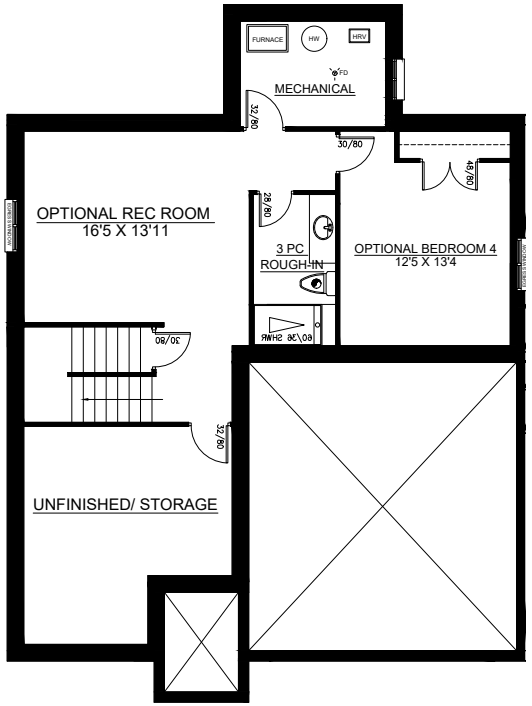

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ACTUAL FLOOR SPACE MAY VARY, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE



THE NOLI

1735 SQ FT

MINIMUM
50FT

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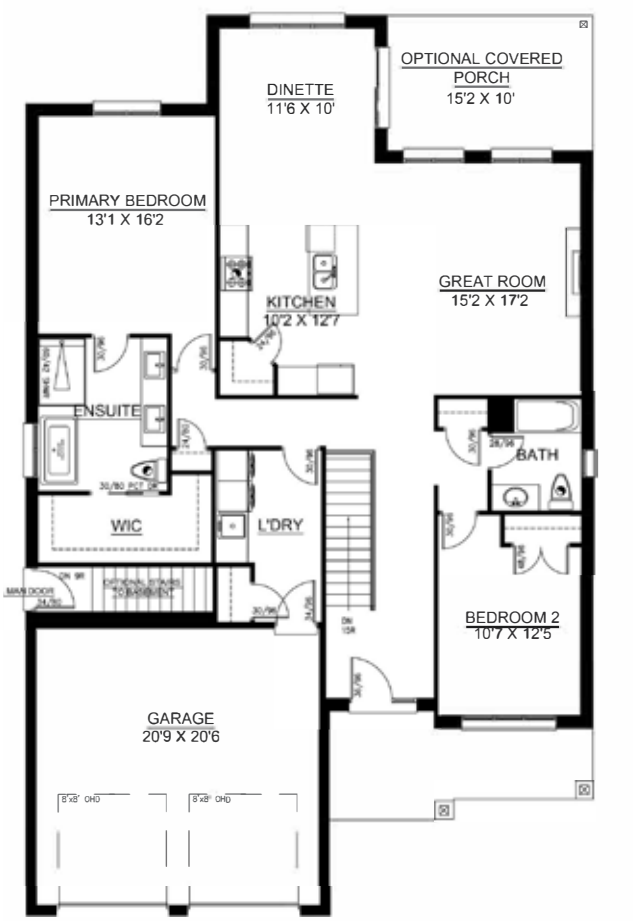
EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD

ROSE WOOD

THE NOLI

MAIN FLOOR

1735 sq. ft



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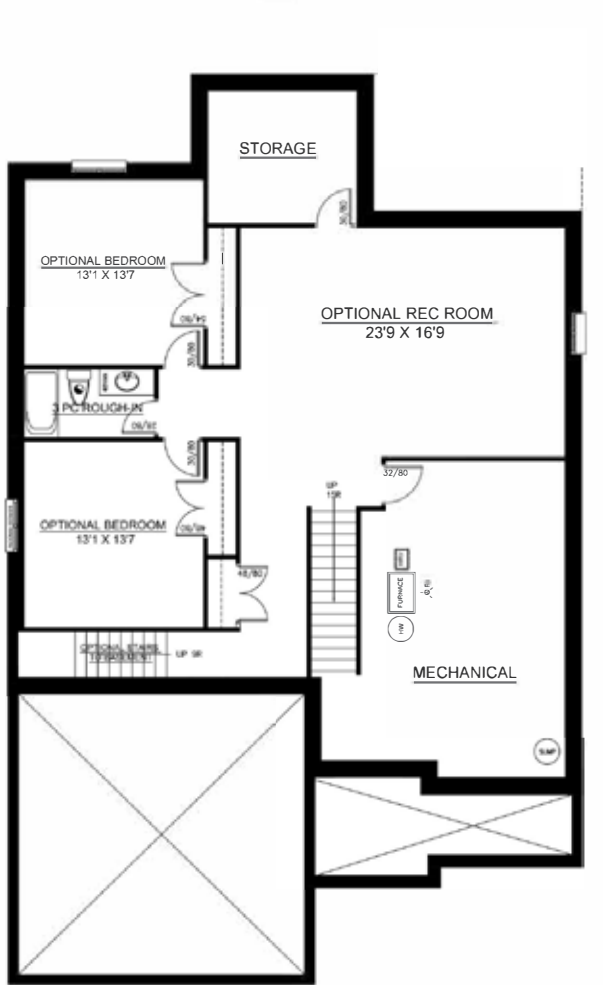

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ACTUAL FLOOR SPACE MAY VARY, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE



THE PALERMO

2344 SQ FT

MINIMUM
50FT

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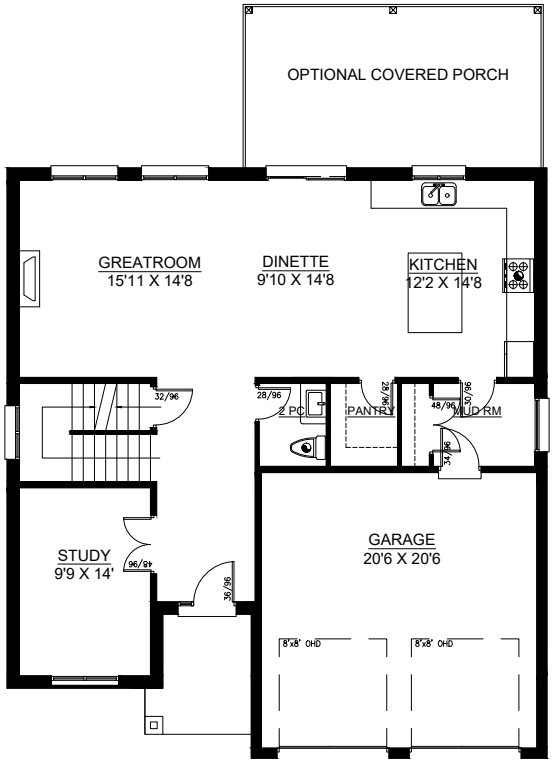
ROSE WOOD

THE PALERMO

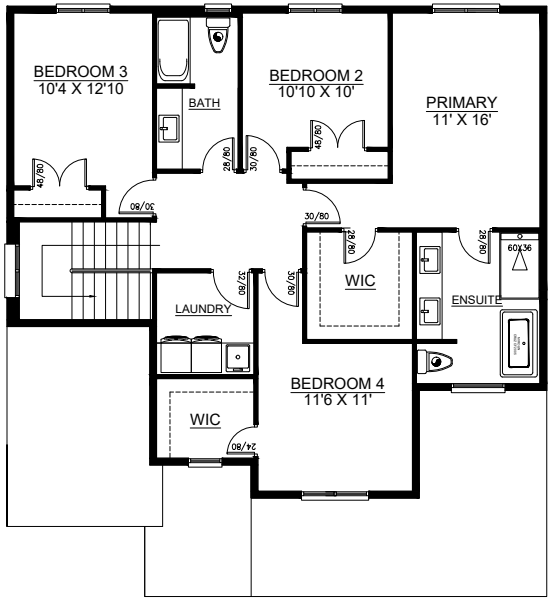
MAIN FLOOR

1175 sq. ft



SECOND FLOOR

1169 sq. ft



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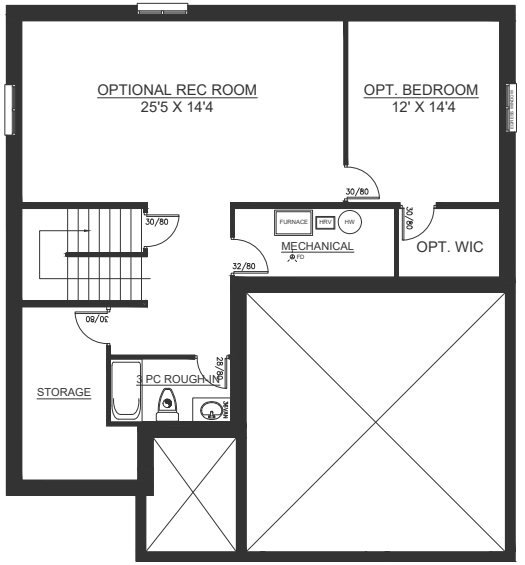

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ACTUAL FLOOR SPACE MAY VARY, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE



THE BIRMINGHAM

2390 SQ FT

MINIMUM
50FT

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ROSE WOOD

THE BIRGMINGHAM

MAIN FLOOR

1318 sq. ft

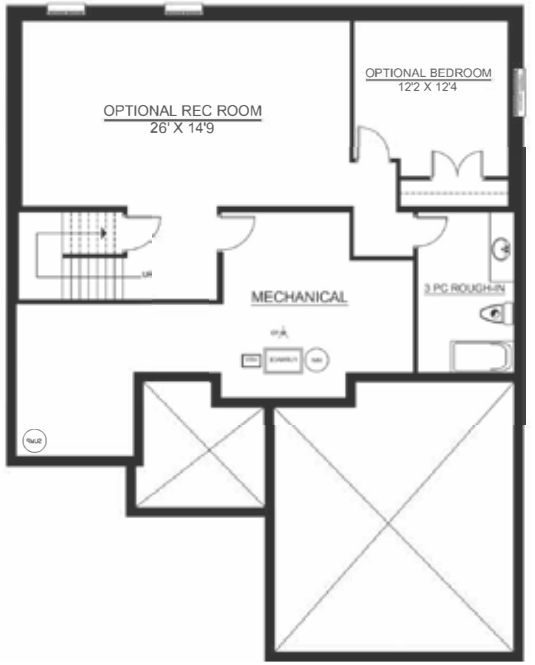


SECOND FLOOR

1072 sq. ft



FOUNDATION





THE GIANNA

1944 SQ FT

MINIMUM
50FT

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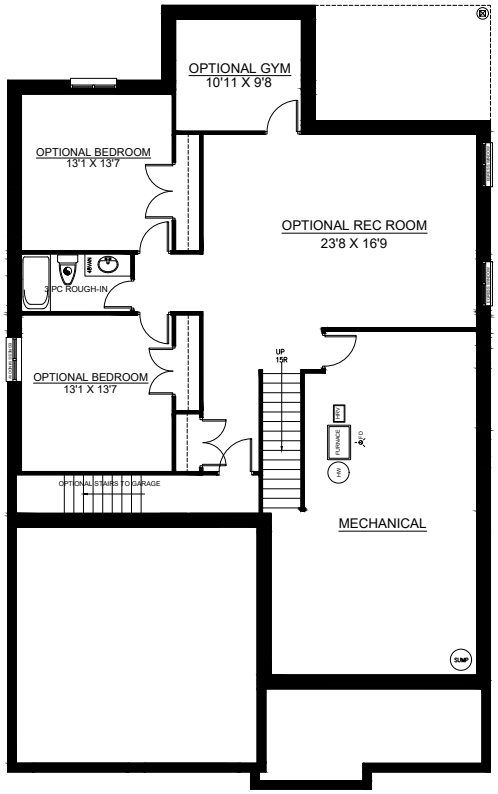
ACTUAL FLOOR SPACE MAY VARY, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE

ROSE WOOD

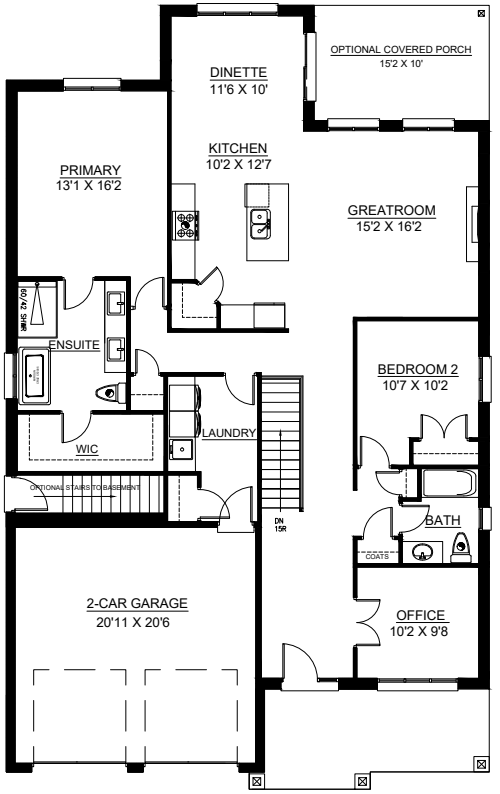
THE GIANNA

MAIN FLOOR

1944 sq. ft



OPTIONAL BASEMENT



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

MASONARY

- 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

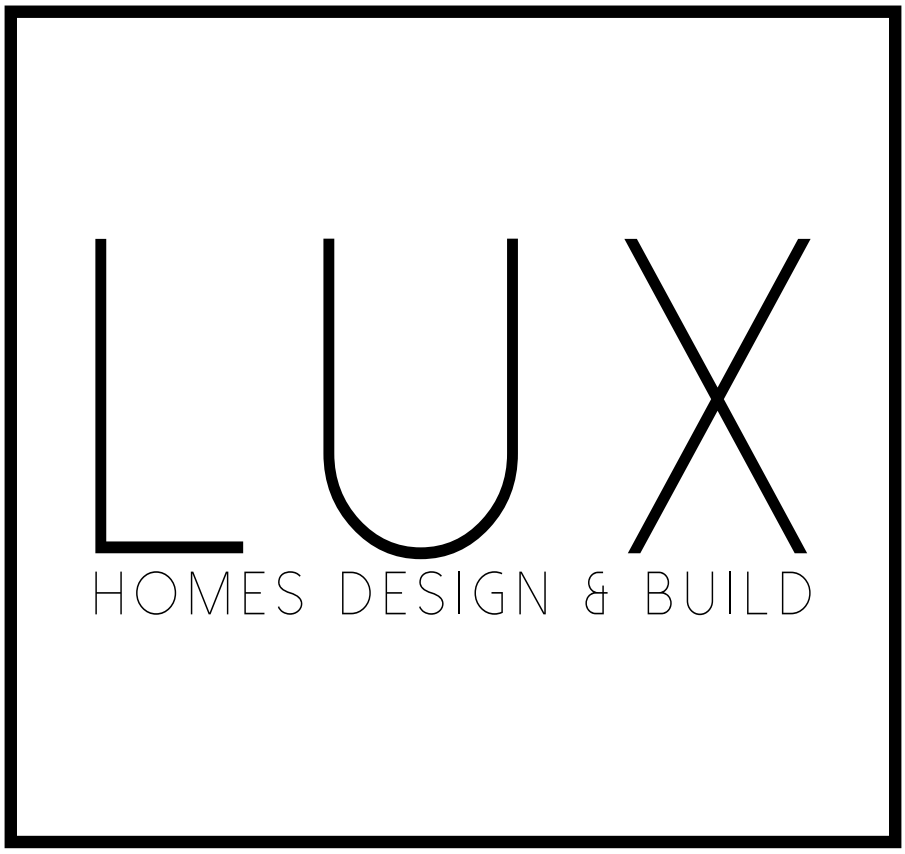
- Kitchen cabinets, bathroom vanities and countertops supplied and installed - allowance is $8.50 per sq ft. Quartz group 1 included in kitchen, main bath, powder, ensuite and island 30 sq ft.

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



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