



ROSE  
WOOD

***LUX LIVING IS WITHIN REACH***



**LEGEND**

AVAILABLE LOTS

SOLD

FUTURE LUX HOMES LOTS

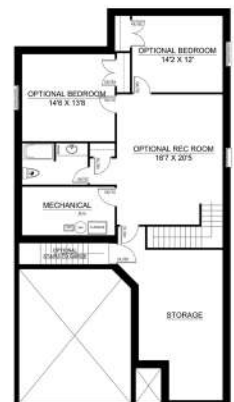
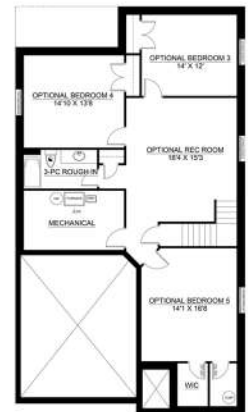
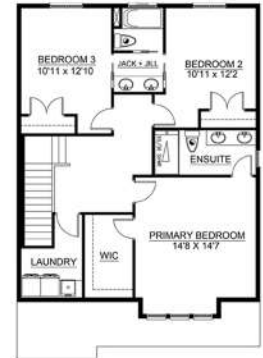
UNAVILABLE

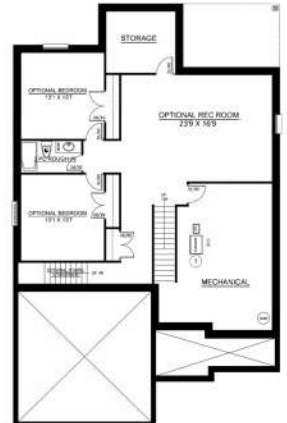
PREMIUM LOTS



ROSE  
WOOD











# The Bellano

**1980 SQ FT**

MINIMUM  
**40' LOT**

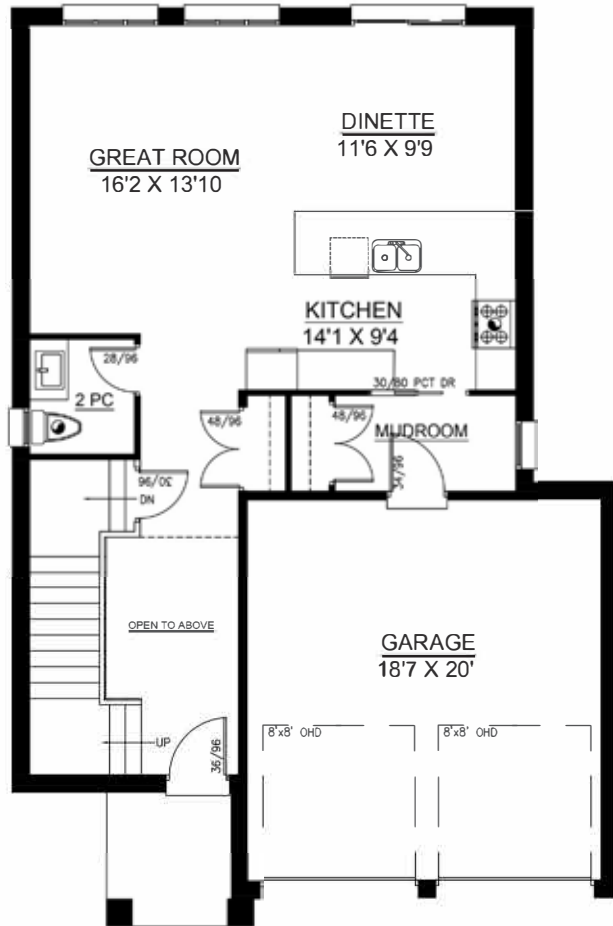


EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD

**ROSE  
WOOD**

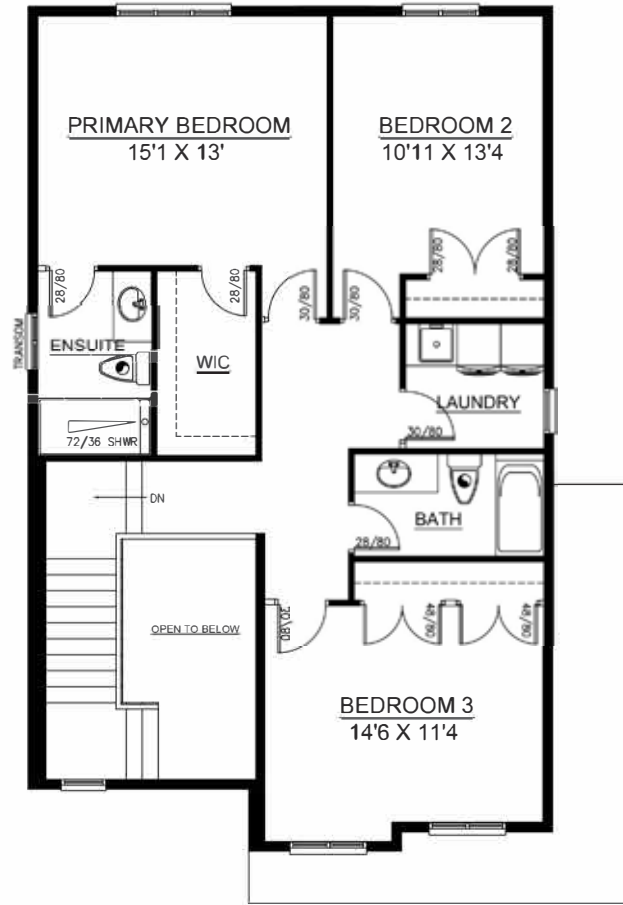
## MAIN FLOOR

895 SQ FT

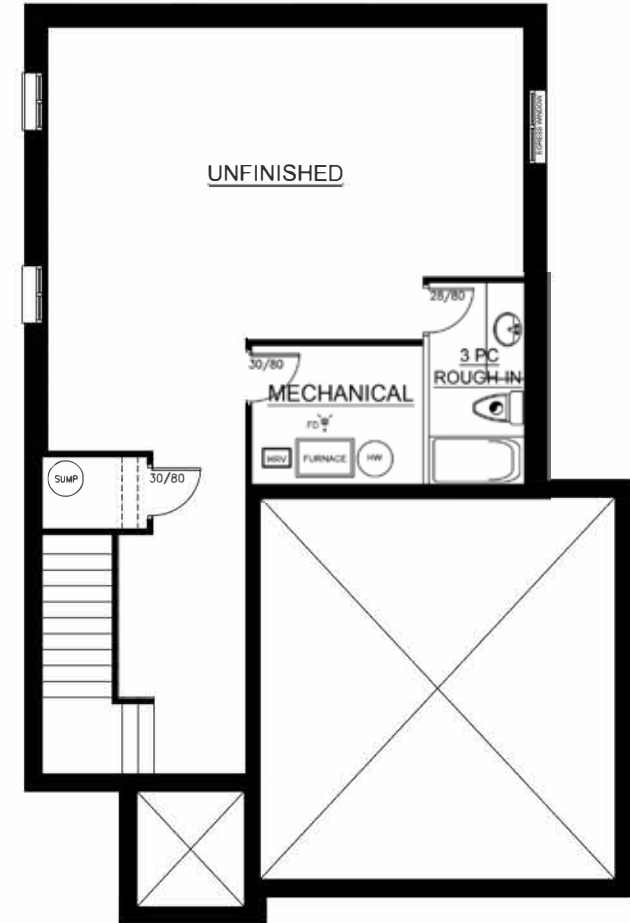


## SECOND FLOOR

1085 SQ FT



## FOUNDATION







# The Verona

Elevation A **1812 SQ FT**

MINIMUM  
40' LOT



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ROSE  
WOOD





# The Verona

**1812 SQ FT**

Elevation B

MINIMUM  
**40' LOT**



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WOOD**





# The Verona

**1812 SQ FT**

Elevation C- Upgrade\*

MINIMUM  
**40' LOT**



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**ROSE  
WOOD**





# The Verona

**1812 SQ FT**

Elevation D- Upgrade\*

MINIMUM  
**40' LOT**



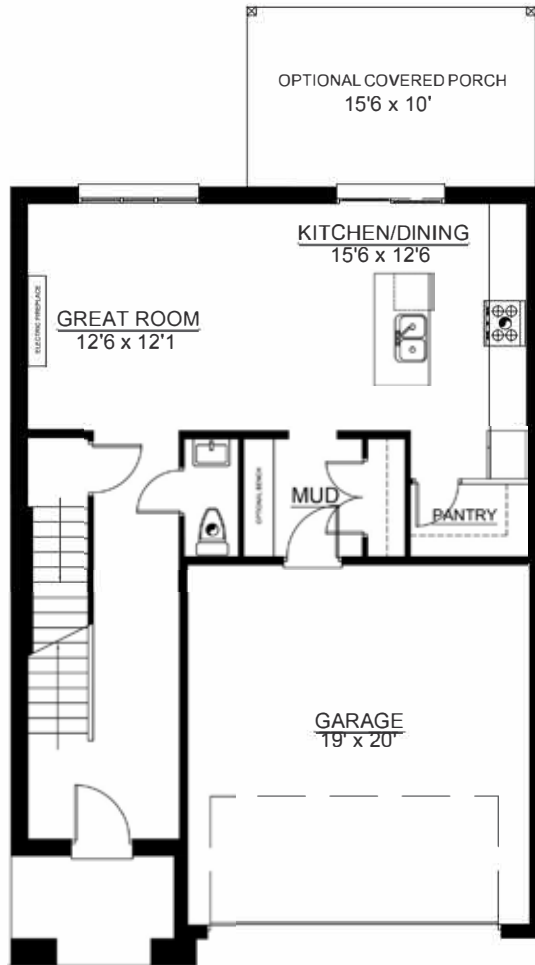
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**ROSE  
WOOD**



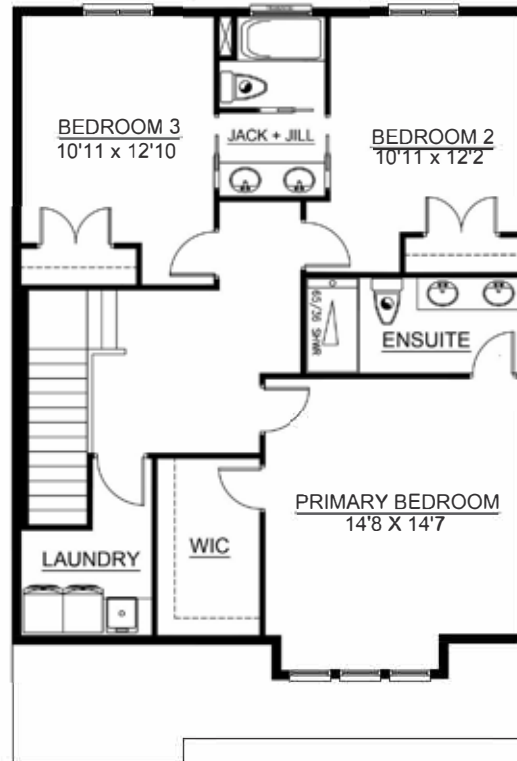
## MAIN FLOOR

775 SQ FT

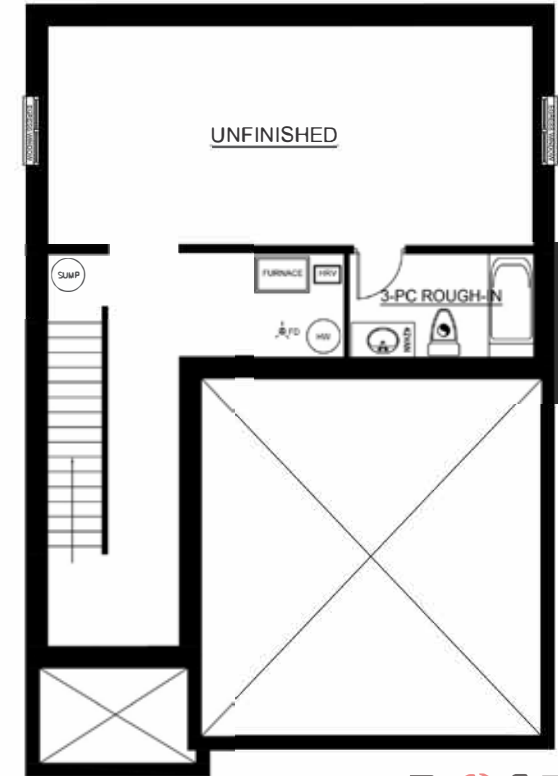


## SECOND FLOOR

1037 SQ FT



## FOUNDATION





# The Siena

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**1501 SQ FT**

MINIMUM  
**42' LOT**



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**ROSE**  
**WOOD**



# THE SIENA

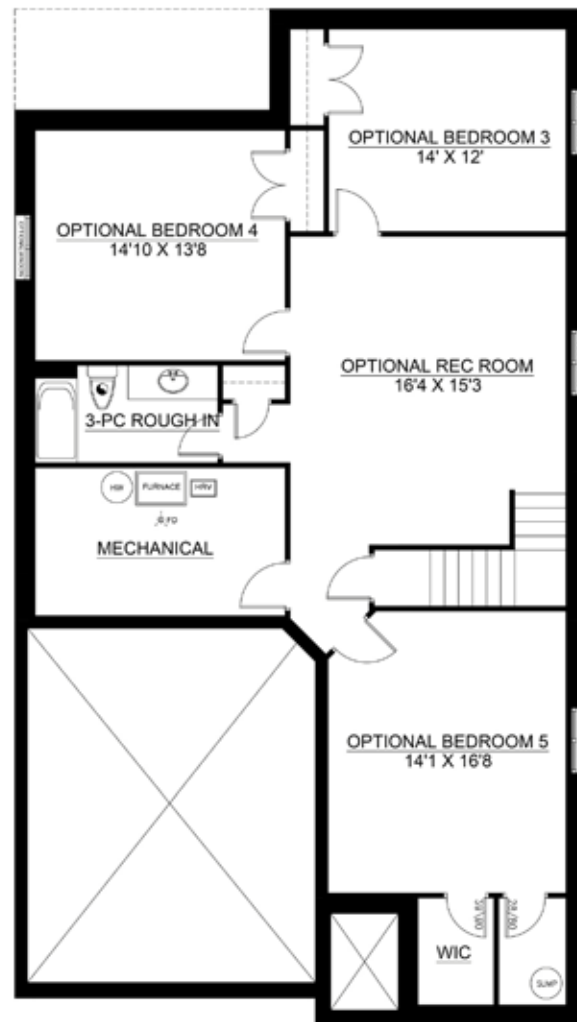
## MAIN FLOOR

1501 SQ FT



## OPTIONAL BASEMENT

1345 SQ FT





# The Sorano

**1559 SQ FT**

MINIMUM  
**42' LOT**



EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD

**ROSE  
WOOD**

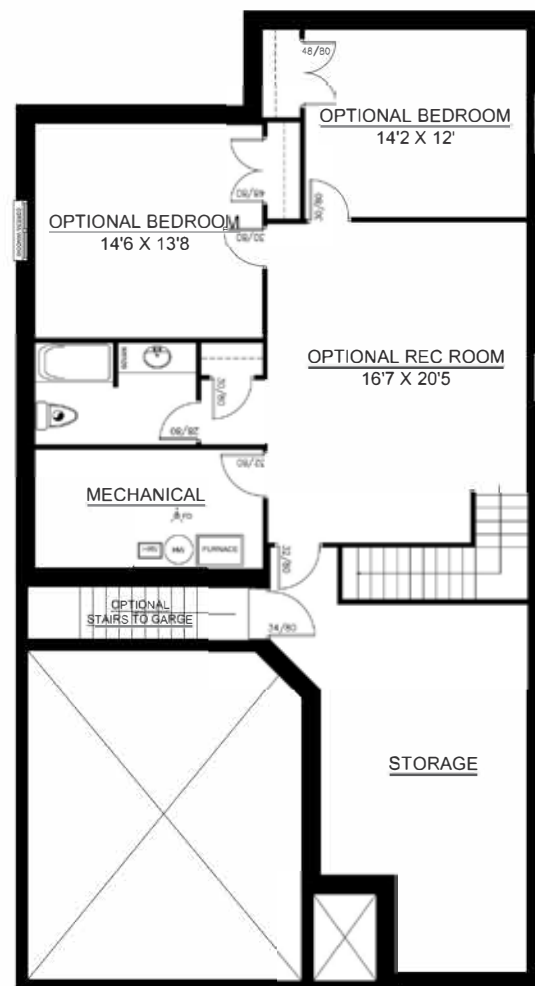


# THE SORANO

## MAIN FLOOR

## OPTIONAL BASEMENT

**1559 SQ FT**





# The Venato

**2040 SQ FT**

ELEVATION A

MINIMUM  
**46' LOT**



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**ROSE  
WOOD**





# The Venato

**2040 SQ FT**

ELEVATION B

MINIMUM  
**46' LOT**



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**ROSE  
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## MAIN FLOOR

**1133 SQ FT**

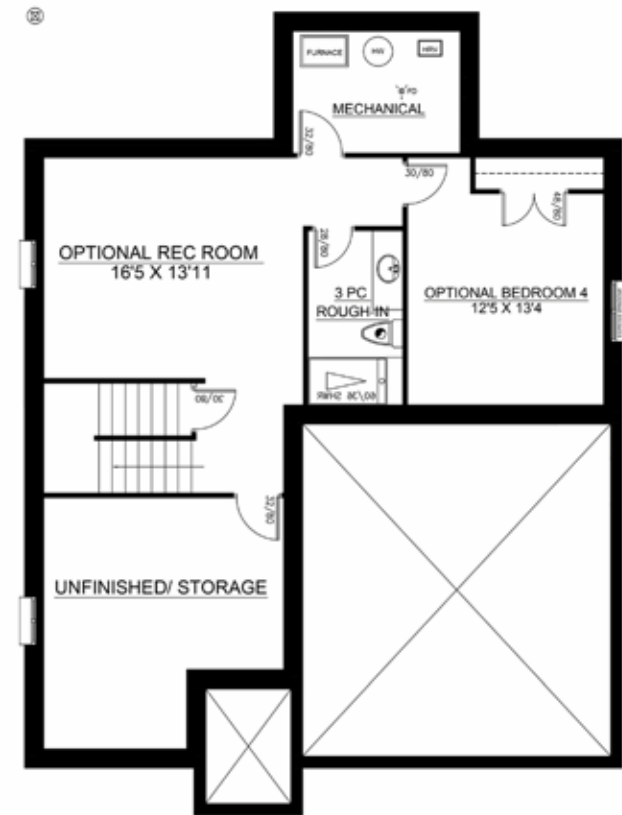


## SECOND FLOOR

**907 SQ FT**



## FOUNDATION







# The Noli

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**1735 SQ FT**

MINIMUM  
**50' LOT**



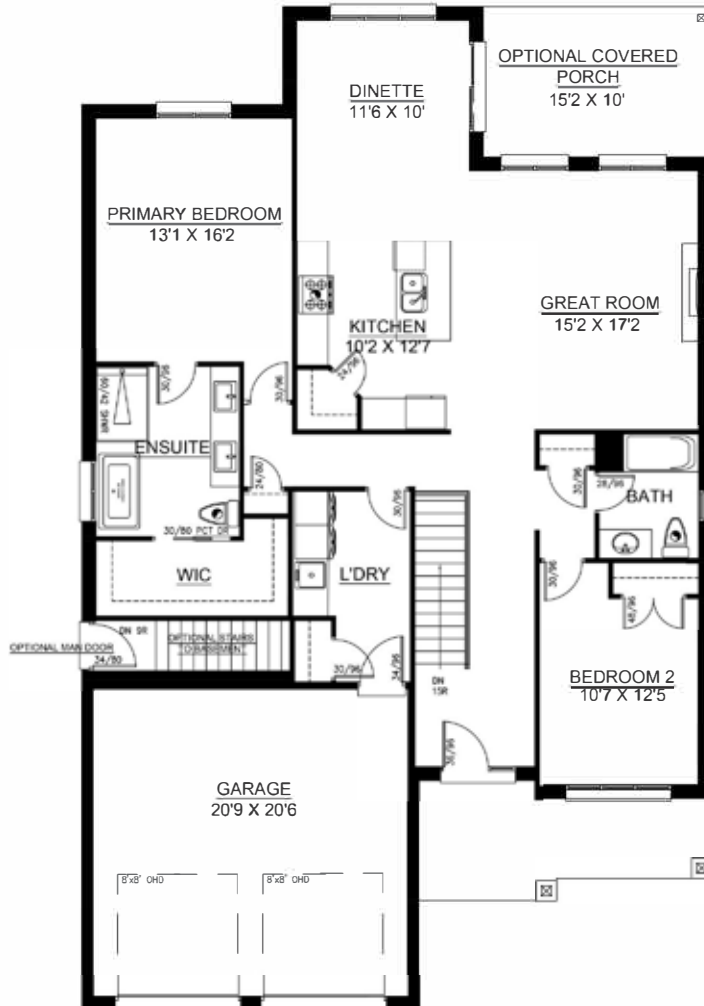
EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD

**ROSE**  
**WOOD**

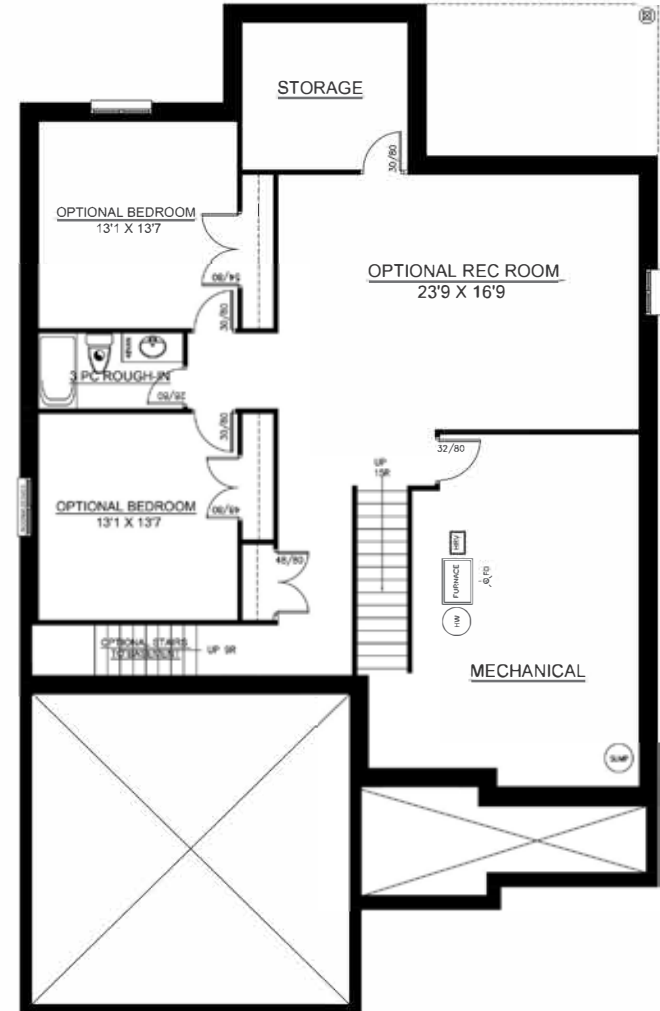
# THE NOLI

## MAIN FLOOR

1735 SQ FT



## OPTIONAL BASEMENT







# The Palermo

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**2344 SQ FT**

MINIMUM  
**50' LOT**

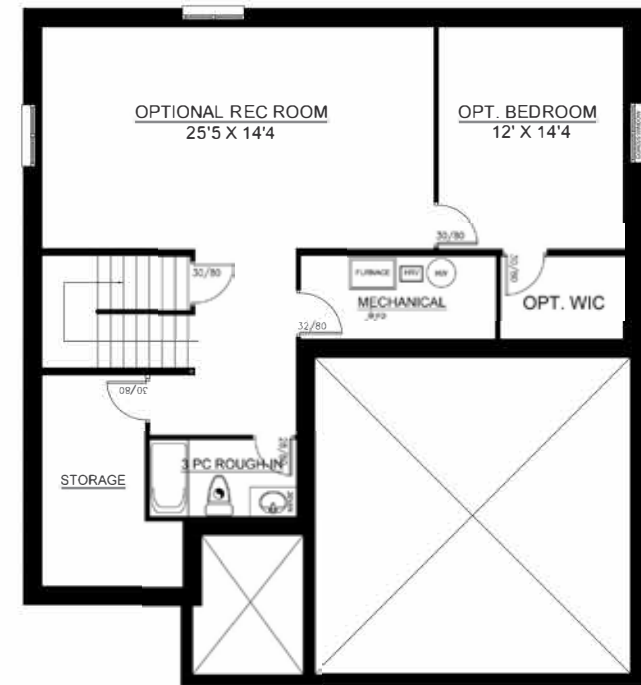


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## FOUNDATION

**1169 SQ FT**







# The Birmingham

**2390 SQ FT**

MINIMUM  
**50' LOT**



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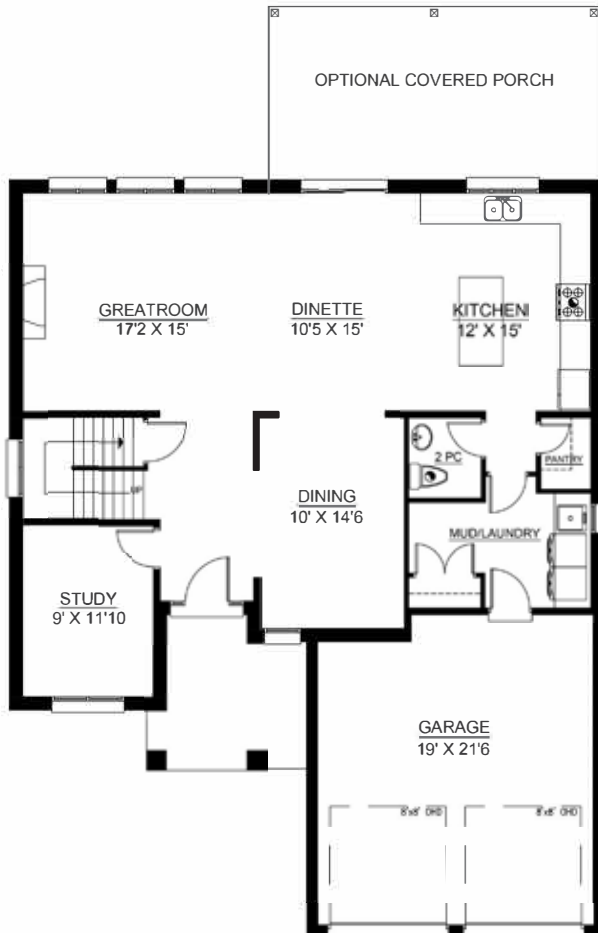
**ROSE  
WOOD**

# THE BIRMINGHAM



## MAIN FLOOR

**1318 SQ FT**

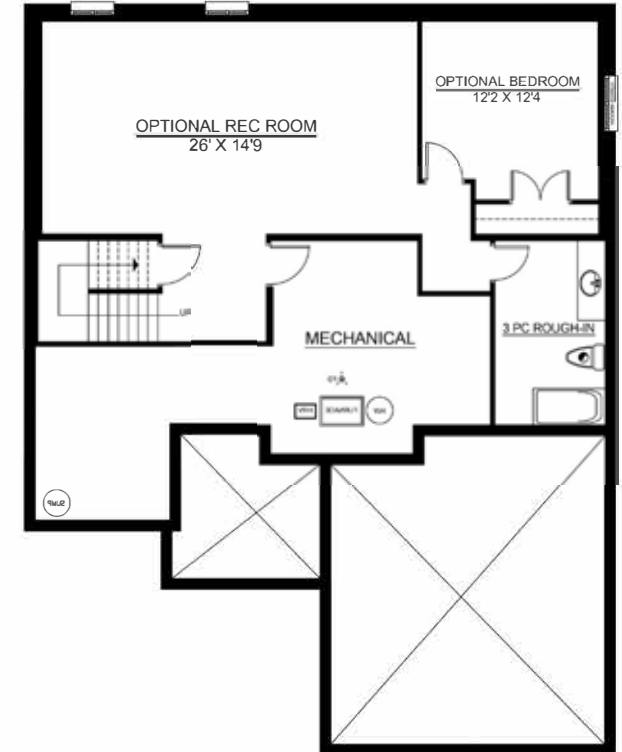


## SECOND FLOOR

**1072 SQ FT**



## FOUNDATION



[www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

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

**ROSE  
WOOD**



# 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
- 8 LED Pot Lights included-each additional LED pot light \$170.00
- Wiring for future garage doors opener (openers are extra)

## 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.

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## ***FIREPLACE***

- 60" electric fireplace included in family room

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## ***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

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## ***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

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## ***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

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## ***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.

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## ***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.

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## ***MIRRORS***

- Standard mirrors in bathrooms the full length of vanities

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## ***MISCELLANEOUS***

- Alarm basic install included
- Central vacuum rough-in
- 7 outlets installed in total - cat5/tv/telephone