

Villas of Wellington on the lake

The Villas of Wellington on the lake are attached bungalows featuring the following standard Construction Features:

General Construction:

- Poured concrete foundations on poured footings with waterproofing around foundation perimeter.
- 7' 10" basement, steel beam construction, placement of furnace, hot water heater, etc.
- Kiln dried floor joists on 16" centers, with 5/8" tongue and groove plywood sub flooring, glued and pneumatically fastened to ensure a more silent floor.
- 2 x 6 exterior walls built on 16" centers for a quality premium structure.
- Wall and ceilings insulated to meet or exceed the Ontario Building Code for reduced energy consumption
- Roof system includes galvanized metal eaves starters on entire perimeter.
- Roof covered with quality asphalt shingles with 25 year warranty
- Garage includes pre-finished steel sectional doors as per elevations
- Garage will have drywall ceiling (no mud or taping)

Heating:

- Natural gas high efficiency forced air heating system with ducting sized to accommodate optional central air conditioning
- Energy efficient Heat Recovery Ventilating System (HRV) installed and balanced to supply a continuous flow of fresh air throughout your home.
- Rental Natural Gas Water Heater

Electrical :

- 200 Amp service
- All copper wiring throughout house
- Light switches and electrical outlet heights are adjusted for ease of use
- Door chimes installed at front entrance way.
- Pre wired for optional garage door opener
- Two exterior GFI plugs, one at back of home and one in garage
- Attractive modern ceiling fixtures (where applicable) all bedrooms, family room, great room, and closets. (As per plans)
- Switch controlled receptacle in living room
- Pre-wired for two telephone and two cable television outlets (client to choose locations)
- Exterior coach lighting installed at all points of entry.

Plumbing

- Double stainless steel kitchen sink with single lever faucet
- Opening for dishwasher with plumbing and electrical rough in
- Main floor laundry room (as per plan)
- Single laundry tub (as per plan)
- Anti-scald pressure balancing valves in all showers
- Water efficient toilets, taps and shower heads
- One piece acrylic tub and shower units with built in grab bar (as per plan)

Exteriors/Windows and Doors

- Stone trim on front as per plan
- Maintenance free stucco exterior,
- Maintenance free aluminum soffit, fascia and eavestroughs
- Maintenance free Low E argon filled vinyl windows throughout (as per elevations)
- Maintenance free insulated steel doors complete with vinyl clad frames

Exterior Features

- Fully graded lot with sod front and back
- Paved Driveway
- Decorative interlock stone walkway to front entrance from driveway
- All services underground including, telephone, gas, cable and hydro

Kitchen

- High quality cabinetry in a large selection of finishes to suit your individual tastes, with quality cabinet hardware.
- Laminated counter tops in a variety of colour choices
- Two-speed range hood fan with light and charcoal filter.
- Contains one bank of pots and pans roll out drawers for easy access

Bathroom

- Quality cabinetry with large selection of finishes and hardware
- All fixtures white with chrome bathroom accessories
- Mirrors in all bathrooms installed within six inches of full width of all vanities

Interior Finishes

- All interior drywall surfaces have two finish coats of interior latex designer white
- 9' ceilings as per plan
- Textured and flat ceilings throughout
- Deluxe white painted baseboard and window casings
- Colonial series interior doors including modern aluminum finish hardware
- Superior ½" underpad installed under carpet
- Wall to wall carpeting installed in Living room, Dining Room and bedrooms in a variety of colours
- Ceramic flooring in kitchen, foyer, bathroom and laundry room in a variety of colours

Warranty: Full new Home Warranty as per Ontario New Home Warranty Program (Tarion)

Quality Construction: (Note that substitutions may be made of equal quality based on type and season of construction.)