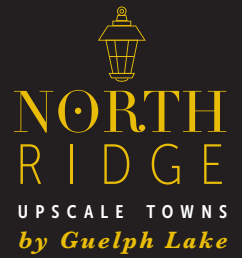


# NORTH RIDGE UPSCALE TOWNS

## DESIGN FORWARD FEATURES AND FINISHES



### SIMPLY BETTER CONSTRUCTION

- 2" x 6" exterior wood-framed walls built to O.B.C. specifications or better, creating a durable and long-lasting structure.
- Poured concrete basement walls, floors, porches and garage floors for a solid foundation
- Delta membrane wrap on exterior walls for improved humidity control (excluding cold room)
- Concrete basement walls wrapped with waterproofing membrane with weeping tile below
- Insulation meets or exceeds O.B.C. standards to keep you warm and keep the utility bills down. (Exterior basement walls R-20 blanket wrap, exterior walls R-25 and attic R-60 to retain rising heat lost through ceilings and roof)
- Sprayed foam insulation in garage ceilings and overhangs
- Live-able area above garage to be insulated, drywalled, and skim-coated onto living space to create a more durable noise, safety, and heat barrier from garage to live-able space.
- Engineered floor joist system
- 3/4" tongue and groove sub-flooring screwed and glued throughout.

### STUNNING EXTERIORS

- Brick soldier coursing around windows and doors and beautiful precast concrete headers
- Pre-finished, low-maintenance aluminum soffit, fascia, eavestrough, and downspouts
- Self-sealing shingles with limited life-time warranty
- Decorative address stone on front elevation
- Coach lights at all exterior doors
- Parging on all exposed foundation surfaces
- Fully-sodded front, side, and back yards (graded to municipal requirements)
- Concrete front porch with precast steps and walkway from driveway
- Full asphalt driveway paving included (completed after closing to allow for driveway settlement)

### BOLD INTERIORS

- Soaring 9' flat ceilings on main floor (some spaces may be lower due to mechanical/structural or decorative elements), trimmed half walls, and ledges as per plan
- Modern flat panel profile 5" baseboards and matching 3 1/2" casings trim out the decor
- Choose between 2 low Volatile Organic Compound (VOC) interior wall paint colours, (one colour throughout), semi-gloss white on all trim and doors for a clean finish
- Wire shelving in all closets (including the linen closet)
- Basement cold cellar for extra food storage, complete with weather-stripped steel insulated door, vent, and electrical lighting

**For more information and to set up an appointment, please contact**

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## INSPIRED KITCHENS

- Extended kitchen uppers that add more storage
- Family style island with breakfast bar
- A base cabinet that includes one bank of drawers
- Elegant crown moulding throughout to give your cabinets the “built-in” look
- Fridge gables and a full-depth fridge upper cabinet for additional storage
- Modern, stainless steel, chimney-style range hood vented to exterior with 6” ducting
- Selection of Granite/Quartz kitchen countertops
- Choice of contemporary and traditional backsplash styles
- Double-basin, under-mount, stainless steel sinks for additional prep and cleanup space
- Pull-out, spray, single lever upgraded faucet

## LUXURIOUS BATHROOMS

- OPTIONAL UPGRADE: 5’ free-standing soaker tub in the Master Bedroom ensuite with double sink vanity
- Hand-tiled spa-inspired shower with upgraded sliding glass door and tiled niche in ensuite
- Upgraded faucets with coordinating bath/shower controls
- Accessories including towel bar and paper holder complete the decor
- Select granite or quartz counters with white, under-mount sinks
- White two-piece, high efficiency toilets throughout
- Main bath to have 5’ tub with tile surround to ceiling
- White pedestal sink in powder room
- Beveled mirrors stretch the full width of the vanity in both the ensuite and main bathroom

## STYLISH WINDOWS AND DOORS

- Insulated, Fibreglass front entry door with elegant grip set and dead bolt
- Smooth-finish interior doors with satin nickel finish hardware and hinges lend a contemporary feel
- Pre-finished premium modern style garage door with window lights
- Insulated, metal interior garage passage door (where grade permits), complete with safety closure
- Sliding patio door with picture window on the main floor at rear of home
- Low maintenance, vinyl casement, double glazed, Energy Star windows with Low E Argon gas throughout (all operating windows have screens)
- Over-sized sliding vinyl basement window at the rear/and or side of basement
- All operating windows have screens
- Basement cold cellar insulated, metal door is weather-stripped (cold cellar features vent and light)
- Privacy locks on all bathroom doors

## SPECTACULAR FLOORING

- 3” engineered wood flooring in great room and kitchen
- Stained oak staircase from main to second floor
- Stained oak handrail and straight black metal pickets/spindles with oak newel posts
- Wood edge where tile abuts hardwood flooring
- Choose from the builder selections of high quality carpet in all bedrooms and hallway (one colour throughout)
- Choose from porcelain or ceramic tile flooring in all bathrooms and laundry

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## FOR CONVENIENCE, SAFETY AND SECURITY

- Cable rough-ins and telephone rough-in locations with finished terminations all run to one location in the basement
- Carbon monoxide detectors and interconnected, hard-wired smoke detectors on all levels and in bedrooms as per ESA Standards/Building Code
- All air ducts to be professionally cleaned before closing
- Radon mitigation system #2 installed as per City of Guelph

## MECHANICAL, ELECTRICAL, AND PLUMBING THAT MAKES A DIFFERENCE

- High-efficiency, Energy Star, forced-air gas furnace vented to exterior, and equipped with simplified high-efficiency heat recovery ventilator (HRV)
- Optional Energy Star qualified central air unit installed
- Energy Star qualified high-efficiency natural gas rental water heater (Purchaser to sign rental agreements with utility company)
- Automatic set-back programmable Thermostat centrally located on the main floor.
- Sump pump installed in basement
- 200 AMP electrical service with circuit breaker panel and all copper wiring
- Flat-paddle white switch plates and receptacles throughout.
- 3 electrical outlets (one in garage, one waterproof outlet at rear of house and one waterproof outlet on front porch)

- Automatic garage door opener rough-in
- Electric door chime installed
- Interior light fixture package included
- LED pot lights in living room (located by builder)
- Heavy-duty electrical (220) outlet and outside vent for future dryer and electric stove
- Ground Fault Interrupter(GFI) protection in all bathrooms and kitchen
- Bathrooms & laundry room include high-performance Energy Star rated fans vented to exterior.
- Rough-in dishwasher
- Electrical outlet on non-moveable/secured kitchen island
- EVSE electric car rough-in in garage with 200-amp service
- Water shut-off valves under all sinks and toilets
- Rough-in for future 3-piece basement bath (waste pipes only)
- Two exterior hose bibs with interior shut offs: one (1) in garage and one (1) at rear of home
- Thermoplastic (PEX) plumbing supply lines throughout
- Laundry rooms feature shut off valves and drain connections installed in a convenient recessed wall box
- Single basin laundry tub set in base cabinet
- All homes are equipped with a "Power Pipe Heat Exchanger" - a heat recovery system which provides energy savings for heating your home's hot water.

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## BUILDER'S WARRANTY

- Homes are built to meet or exceed the current Ontario Building Code (OBC)
- Homes enrolled in Tarion Warranty Corporation Comprehensive 7-year warranty and enrolment fee to be paid by Purchaser as an adjustment on closing
- Surveyors Real Property Report provided by builder and paid for by Purchaser on closing
- Purchasers are entitled to a pre-drywall inspection and the standard Tarion Pre Delivery Inspection
- Variations in uniformity and colour from Builder's samples may occur and can be expected in some finished materials (i.e. ceramics, masonry, hardwood, and cabinetry)

## NOTES

- Builder reserves the right to substitute materials of similar or better quality
- Ceilings and walls may be modified to accommodate bulkheads for heating, plumbing and ventilation requirements
- All upgrades and changes to be approved by the builder and are at the expense of the Purchaser
- Countertops, tile, cabinets, and carpet to be selected from builder selections
- Purchaser supplied materials will NOT be installed by the builder
- The number of steps at the front entry may vary from that shown and are subject to the grade per the survey plan. All other steps at the rear of the home are the responsibility of the purchaser and entries shall be barricaded if greater than 24" above grade
- All features available as per applicable plan.

\*Prices, specifications and plans may change without notice. HST is included in the base price of these homes. HST will apply to all upgrades and premiums. E.& O.E. July 20, 2020

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