



PINE MEADOWS ESTATE



Price List – Phase II *

MODEL	STYLE	SIZE	PRICE
SILVER BIRCH V2 (LOT 16 ONLY) (STANDARD - Vinyl & Front 3' stone skirt)	BUNGALOW	1254 SQ.FT	\$ 315,500.00 **
CEDAR WOOD V2 (ALL BRICK & Front 3' STONE SKIRT)	BUNGALOW	1425 SQ.FT	\$ 349,500.00
CEDAR WOOD V3 (VINYL, STONE SKIRT w/ 3 car garage) (EXTRA LARGE KITCHEN)	BUNGALOW	1425 SQ.FT	\$ 356,500.00
OAK WOODS	BUNGALOW	1505 SQ.FT	\$ 359,500.00
FOREST HILL	BUNGALOW	1706 SQ.FT	\$ 381,500.00
GREEN SPRUCES	BUNGALOW	1881 SQ.FT	\$ 389,500.00
MAPLE RIDGE	BUNGALOW	1907 SQ.FT	\$ 403,500.00
MUSKOKA BAY	2 STOREY	2226 SQ.FT	\$ 413,500.00
ALGONQUIN	2 STOREY	2396 SQ.FT	\$ 440,500.00

Lot Premium Price List – Phase II *

LOT NO.	SIZE (IN SQ. METRES)	LOT PREMIUM
4	5208	\$ 5,000.00
5	4785	\$ 6,000.00
6	4776	\$ 4,000.00
7	4767	\$ 8,000.00
8	4757	\$ 10,000.00
9	4748	\$ 10,000.00
10 & BLOCK 30	13096	\$ 30,000.00
11	5084	\$ 12,000.00
12	5092	\$ 10,000.00
13	5099	\$ 10,000.00
14	4141	\$ 4,000.00
15	3727	\$ 3,000.00
16	3349	NIL

"H.S.T INCLUDED"



TEL: (705) 331 0456
www.pinemeadowsestate.com



*(Prices, sizes and specification subject to change without notice. E & O. E.)
**Limited Time Offer without builder's incentive

SCHEDULE "C"



PINE MEADOWS ESTATE

PHASE II

LUXURY FEATURES

HOUSE EXTERIORS

- Architecturally selected and color coordinated **Bricks** and/or siding with detailing as per plan
- Maintain free prefinished aluminum soffits, fascia and eavestroughing, Vinyl or aluminum siding. All colour architecturally coordinated
- Crushed stone Driveway
- Front yard to be graded and sodded Rear yard hydroseeded
- 2x6 exterior wall construction
- Walkway to be laid with concrete slab
- Basement to be poured concrete with combined wall drainage and heavy duty damp proofing or drainage layer waterproofing system
- Colour coordinated roll up clad wood or metal garage doors (as per vendors availability)
- Covered Porches (as per applicable plan)
- Colour-matched 25 year Warranty, self-sealing asphalt shingles (**Roofing Ice & Water Shield**)

ENERGY EFFICIENCY

- Metal insulated non-warp front doors with weather stripping
- Vinyl sliders in basement as per model selected
- Quality vinyl windows throughout with **Low E Windows**
- High efficiency, gas-fired, forced air furnace (hot water tank on rental)
- Insulation in full Conformity with the OBC for the conservation of energy :R20 walls, R-32 ceilings

ELECTRICAL

- Electrical light fixtures to be installed throughout, include exterior as per plan
- White switches and receptacles throughout
- 100 amp electrical service with all copper wiring
- Exterior double weatherproof ground outlet
- Smoke detectors and carbon monoxide detectors as per floor plan
- Ground fault indicator receptacles in bathrooms
- Heavy duty receptacles for stove and clothes dryer

KITCHES, BATHROOMS & LAUNDRY

- Kitchen to include **custom furniture – finish quality cabinets with 36" upper cabinets**. With arrangements for dishwasher space. Arborite or Formica counter tops as per plan
- 2 speed white-ducted hood fan
- Stainless steel double kitchen sink with single lever faucet
- Imported, stylish 12x12 or 13x13 ceramic tile flooring in kitchen, main hallway, and dinette from builders standard samples (as per plan)
- Single fiberglass laundry tub (as per plan)
- Bathrooms to include white fixtures full height ceramic tile in bathtub, enclosure and separate shower stalls, Not including ceiling and custom vanities with polished edge mirrors above
- Imported stylish ceramic tiles flooring in bathrooms, from builders standard samples (as per plan)
- Laundry to include dryer vent opening

INTERIOR FINISHING

- 9 Foot High Ceilings** on main floor as per model
- Front door chimes and wiring provided
- Sub floor with joints to be fully sanded, nailed and screwed
- Premium colonial baseboards and colonial casings around all windows and door openings, with classic interior doors as per plan
- Textured California knock-down ceiling in all rooms except kitchen and bathroom
- Elegant main stairs with oak railings and pickets in natural finish
- Luxurious **32oz. wall to wall broadloom** complete with 7/16" under padding, where applicable
- All interior will be painted with flat off-white except Kitchens and bathrooms walls which will be semi-gloss off white

ROUGH INS

- Rough in central vacuum system
- Rough in plumbing connection for dishwasher
- Rough in for central air conditioning
- Pre wiring for telephone (3 jacks)
- 3pc Washroom Rough-Ins in Basement**

WARRANTY

TARION WARRANTY COVREAGE

Specifications, terms and conditions are subject to change without notice. Note that plans and room dimensions may vary according to elevation. E. & O.E. Aug/10