

Annex Site Plan Lot Dimensions



Lot Acreage

	Phase 1 Lots		Reserved Lots
	Sold Lots		Model Home
	Future Development		
	Established Neighbourhood		

	Acres		Acres		Acres
Lot 1	1.19	Lot 6	0.68	Lot 11	0.98
Lot 2	0.70	Lot 7	0.69	Lot 12	1.00
Lot 3	0.69	Lot 8	0.72	Lot 13	1.06
Lot 4	0.68	Lot 9	0.78	Lot 14	0.93
Lot 5	0.68	Lot 10	0.87	Lot 15	0.92

Annex Site Plan Overview



ESTATE LOTS
 MINIMUM LOT SIZE: 128' X 232'

MAIN ENTRANCE



HOME FEATURES



Included in every Northridge Home

GORGEOUS INTERIOR FINISHES

- 9 Ft ceilings on main level
- Open concept kitchen and great room as per plan
- Vaulted ceiling in great room, as per plan
- Smooth ceilings throughout entire home
- Benjamin moore paint with choice of 4 paint colours
- Upgraded trim with minimum 5 inch baseboards, select from multiple profiles
- All interior doors to be smooth skin with choice of styles
- Lever handles with matching hinges
- Custom stained oak staircase with oak handrail and decorative iron pickets
- Upgraded 12 x 24 inch tile in bathrooms and mudroom
- Quality hardwood flooring throughout, except in tiled areas.
- White decora light switches, receptacles and plates
- Single lever "Moen" faucets on all sinks and showers. All shower faucets to be pressure balanced
- Optional gas fireplace with gorgeous mantel finish and cultured stone

CUSTOM CHEF'S KITCHEN

- Custom crafted cabinetry in a wide variety of styles with choice of wood types (Cherry, Maple or Oak)
- Custom stain colour
- Extended height upper cabinets with crown moulding
- Crafted for built-in appliances
- Granite or quartz countertops with choice of profiles

- Double compartment stainless steel undermount sink
- Single lever "Moen" faucet with integrated pull out spray
- Oversized kitchen island as per plan
- Pantry as per plan

BATHROOM FEATURES

- Spa- inspired master ensuite with custom vanity with bank of drawers and full length mirror
- Choice of granite or quartz countertops
- Undermount sinks with choice of styles
- Single lever "Moen" faucet to match shower
- Tile finish on shower walls and base, marble threshold
- Waterproof recessed pot light in shower enclosure
- Freestanding tub with deck mounted faucet in master ensuite, as per plan
- Comfort height toilet
- Ceiling light and vanity lights in choice of styles
- Exhaust fan vented to exterior

LAUNDRY AND MUDROOM

- Base and upper cabinets as per plan
- Stainless steel sink with laundry faucet
- Choice of granite or quartz countertops
- Dryer venting to exterior and 220 volt electrical outlet
- Wall mount box for water and drain connection for washer
- Spacious layout with option for lockers and bench



EXTERIOR FEATURES

- Stunning cultured stone, premium siding finishes as per plan
- Stucco finishings with decorative mouldings as per plan
- Poured concrete, covered front porch with beautiful pillars as per plan
- Limited lifetime architectural shingles
- Maintenance free aluminum soffits, eaves, fascia and downspouts
- Wayne Dalton steel insulated garage doors with choice of styles and colours including window inserts
- Garage door openers with wireless keypad
- Garage fully drywalled and primed
- Vinyl, triple sealed windows with low-E glass and screens on all operating windows
- Fibreglass front entry door with decorative front handle with choice of styles
- Optional rear deck
- Optional 3rd car garage
- Lot graded to municipal requirements
- Gravel driveway
- Walk way to front door
- Hydro seeding front / sides and up to 60 ft of the rear yard / and all areas disturbed by construction.

QUALITY CONSTRUCTION

- Poured concrete foundation walls with complete weeping tile system
- Foundation protected with drainage membrane
- Sump pump as per municipal requirements
- Subfloor is glued and fastened with screws

- Large basement windows with grading designed to minimize window wells
- House wrap for energy efficiency

MECHANICAL, PLUMBING AND ELECTRICAL

- 200 Amp electrical service, with breaker panel and copper wiring throughout home
- Heavy duty 220 volt receptacles for stove and dryer
- Exhaust fans in all bathroom and laundry room vented to exterior
- High efficiency forced air gas furnace with humidifier
- Fully ducted mechanical, including central air conditioning
- Programmable thermostat compatible with smartphone
- Gas fired rental hot water tank
- Smoke detectors and carbon monoxide detectors on all levels
- Front door chime
- Two exterior hose bibs in choice of location
- 2 exterior electrical receptacles in choice of location
- Complete septic system as site plan
- LED bulbs in all compatible fixtures

WARRANTY AND DELIVERY

- Thorough, professional cleaning prior to delivery, including duct cleaning
- Pre- delivery inspection prior to closing
- TARION warranty with up to 7 years coverage for certain items
- Courtesy repair of drywall and nail pops after one year

Subject to change - June 5th 2021



PRICING

Subject to change - August 15th 2022

ALL PRICING INCLUDES HST FOR QUALIFIED BUYERS



	ANCHOR Model A	BEAUFORT Model B	CARRICK Model C	DANFORTH Model D
STANDARD LOT	\$1,367,300	\$1,336,790	\$1,362,780	\$1,573,525
SUPERIOR LOT	\$1,423,800	\$1,393,290	\$1,419,280	\$1,630,025
DELUXE LOT	\$1,508,550	\$1,478,040	\$1,504,030	\$1,714,775
OPTIONS:				
LOFT PRICING	\$149,160	\$149,160	\$149,160	\$149,160
BASEMENT PRICING				
Finished Basement	\$136,730	\$136,730	\$136,730	\$159,330
Walkout Basement	\$186,450	\$186,450	\$186,450	\$209,050
9' High Basement Ceilings	\$18,645	\$18,645	\$18,645	\$21,442
OUTSIDE:				
DECK	\$11,311	\$11,311	\$11,311	\$11,311
HYDRO-SEEDING Starting at	\$9,323	\$9,323	\$9,323	\$9,323

LOT PREMIUMS

Standard Lots	Lot #'s 2,3,4
Superior Lots	Lot #'s 5,9
Deluxe Lots	Lot #'s 1,6,7,14,15

BASEMENT PREMIUMS

Full Finished Basement	Lot #'s 9 to 15
Walkout Finished Basement	Lot #'s 1 to 8

DEPOSIT STRUCTURE

Signing APS	\$10,000	Building Reg. Submission	10%
On Firm	\$10,000	Commencement of Excavation	10% (Less \$20,000)

