

# MARYCROFT HOMES™

SIMPLE PLEASURES

## KING COUNTRY ESTATES PRICE LIST

### LOT 11

## The Stratford – 3260 sq.ft. – 3 Bedroom

Elevation A with Walk-Up Basement

**\$1,104,900**

### BONUS PACKAGE

In addition to the exceptional standard features included in your new Marycroft Home, receive:

**\$20,000 DÉCOR DOLLARS!**

**TENTATIVE CLOSING DATE: SEPTEMBER 2016.**

### DEPOSIT STRUCTURE:

\$20,000 with Agreement, \$20,000 in 30 Days, \$20,000 in 60 Days & \$20,000 in 120 Days.

Prices include H.S.T. and are based on Marycroft's exceptional standard feature package.

For more information, contact Marcello Vitale (905) 558-0306 or [sales@marycrofthomes.com](mailto:sales@marycrofthomes.com).

**Sales Office Hours: Monday: 1pm to 7pm, Saturday & Sunday: 11am to 6pm,**

**Tuesday to Friday: Closed.**

**[www.MarycroftHomes.com](http://www.MarycroftHomes.com)**



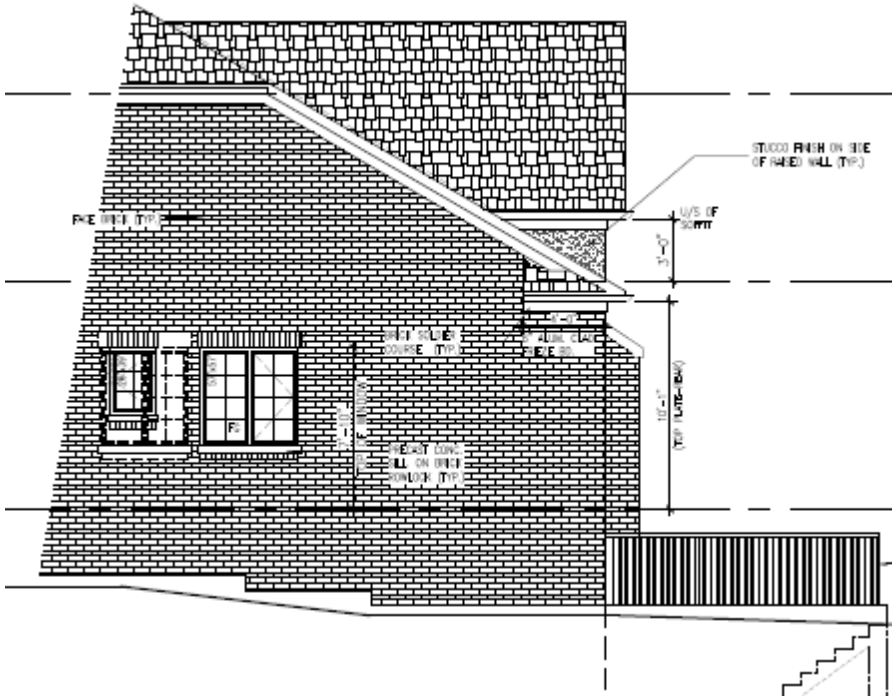
# Front Elevation

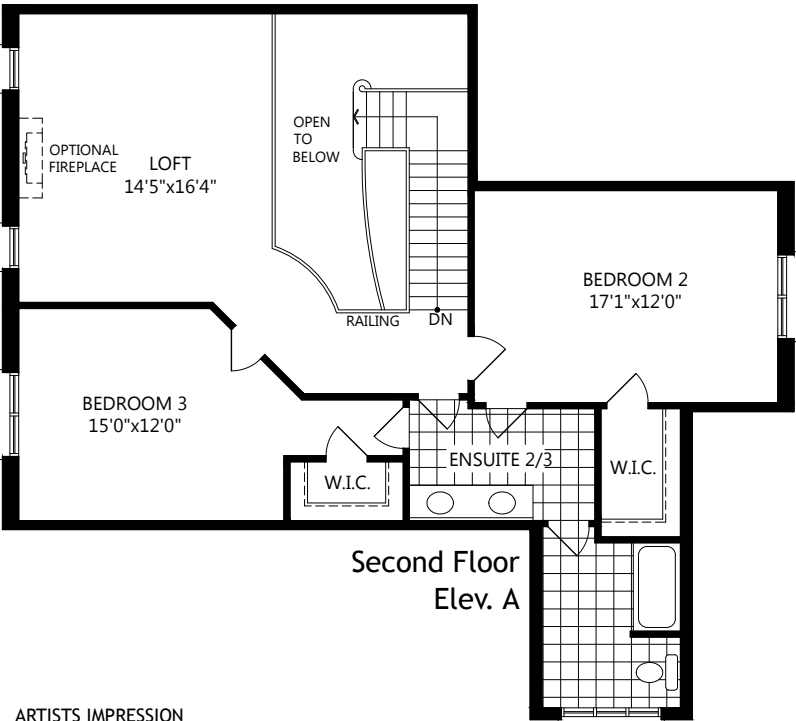
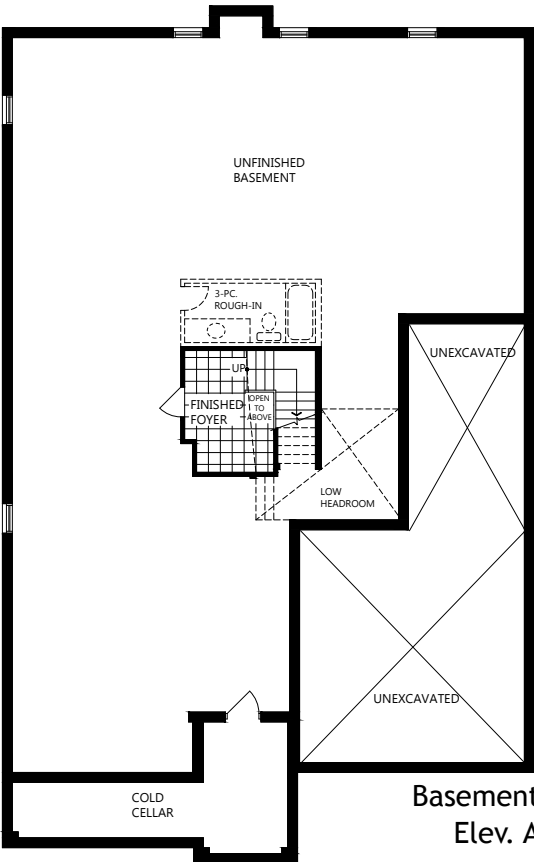
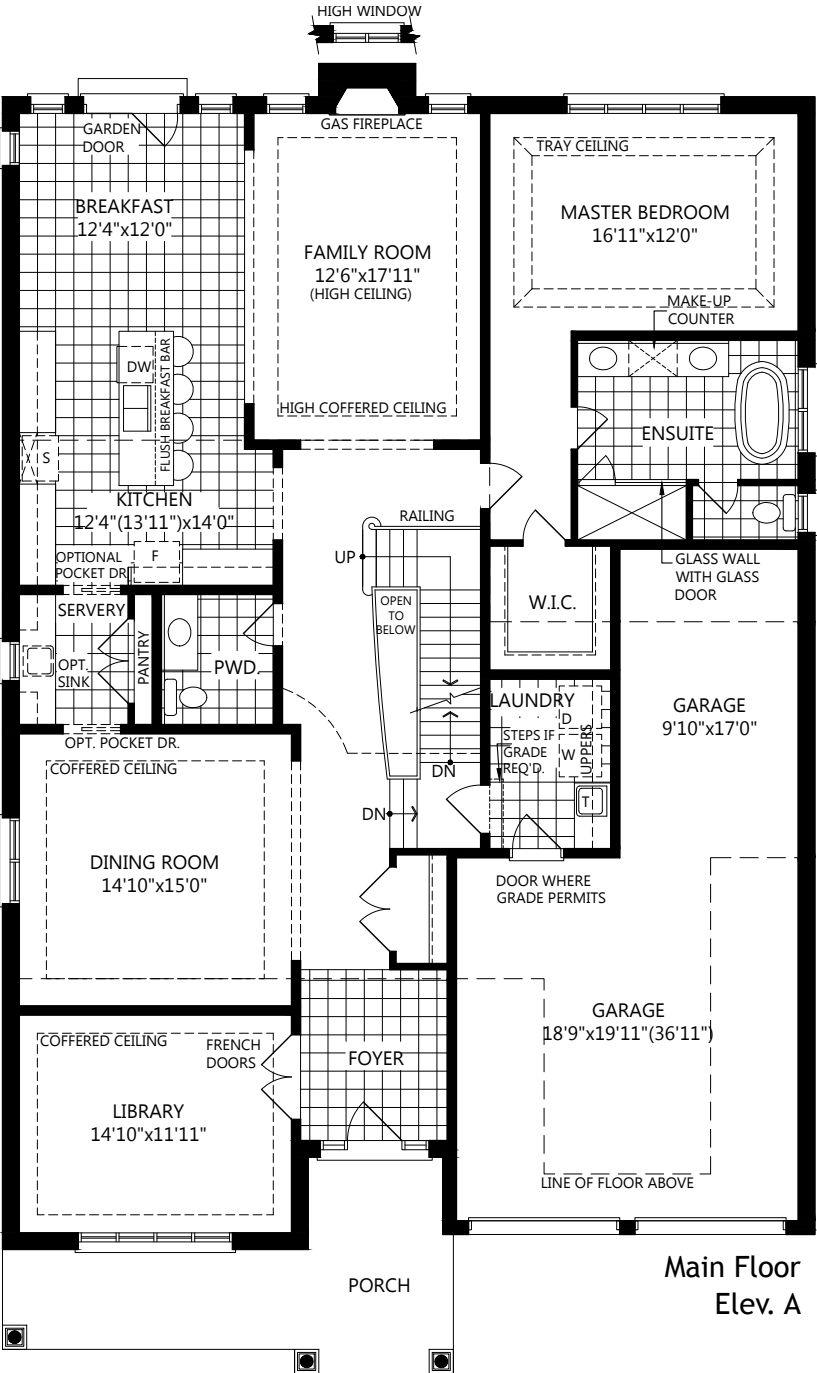


# Rear Elevation



# Side Elevation





Lot : 11  
Model Code: S56-1  
Model Name: STRATFORD  
Elev A : 3260 sq ft - 3 BED

ARTISTS IMPRESSION  
ORAL REPRESENTATIONS DO NOT FORM A PART OF NOR CAN THEY AMEND THIS AGREEMENT. FLOORPLANS AND ELEVATIONS SHOWN HERE AND/OR IN SALES OFFICE ARE PRE-CONSTRUCTION ARTIST'S CONCEPTS AND MAY BE REVISED WITHOUT NOTICE AS NECESSITATED BY ARCHITECTURAL CONTROLS, THE FINALIZATION OF WORKING DRAWINGS AND/OR THE CONSTRUCTION PROCESS. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE. FLOOR AREA IS CALCULATED IN ACCORDANCE WITH TARIION REGULATIONS. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. HOUSES MAY BE SITED WITH REVERSE LAYOUT. NUMBER OF RISERS TO EXTERIOR WILL VARY DUE TO GRADE. DOORS FROM HOUSE TO EACH OF GARAGE AND SIDE YARD (PER APPLICABLE PLAN) ONLY IF GRADE PERMITS PER MUNICIPALLY APPROVED SITE PLANS. REAR YARD DECKS, IF REQUIRED PER MUNICIPALLY APPROVED SITE PLANS, ARE EXTRA TO CONTRACT (UNLESS OTHERWISE DETAILED ELSEWHERE IN THIS AGREEMENT). ALL FURNACES AND HOT WATER TANKS TO BE LOCATED AT SOLE DETERMINATION OF VENDOR IN ACCORDANCE WITH PERMIT APPROVED HVAC LAYOUTS. MARKETING DRAWINGS DO NOT ILLUSTRATE ALL VARIATIONS TO RESPECTIVE MODEL ELEVATIONS AND FLOORPLANS - DESIGNS MAY VARY SLIGHTLY FROM ELEVATION TO ELEVATION. MODELS WITH LOFTS MAY INCLUDE SLOPED CEILINGS AND/OR REDUCED CEILING HEIGHTS AT VARIOUS LOCATIONS. BASEMENT STEEL POSTS AND BEAMS TO BE PLACED IN ACCORDANCE WITH REQUIREMENTS OF STRUCTURAL ENGINEER.

# Marycroft Homes

## King Country Estates – Schedule “A”

Included in the price of your new home are the following exceptional standard features:

**Construction Features**

- 1. Poured concrete foundation walls complete with damp-proofing, drainage membrane and weeping tiles.
- 2. All units: 2” x 6” wood frame exterior wall construction. Townhomes: concrete block party wall construction to underside of second floor ceilings OR through attic (*all per applicable plan and architectural details*).
- 3. Ceiling heights framed as follows :
  - A) Townhomes: Basement – *Standard height*; Main floor – *9 ft*; Second floor - *8 ft*.
  - B) Detached: Basement – *Taller than standard*; Main Floor – *10 ft*; Second floor - *9 ft*.*Notes. All measurements are approximate and may vary. Ceiling heights will be reduced by such things as dropped floors, landings, boxing for mechanical or other purposes and possibly in conjunction with sloped ceiling designs - all of the preceding, as per applicable plan or at the sole discretion of the Vendor.)*
- 4. Coffered / tray / vaulted / cathedral / high ceiling features (*per applicable plan*).
- 5. Sub-floor construction featuring engineered joists with glued and screwed ¾” OSB enhanced, engineered floor sheathing.
- 6. Roof sheathing to be ½” OSB enhanced roof ply.
- 7. Basement cold cellars (*per applicable plan, availability subject to grading*) with metal insulated door and with threshold and weather seal.
- 8. Three piece basement washroom rough-in at location determined by Vendor.
- 9. Garage to house access door. (*Per applicable plan. Availability per municipally approved grading plans.*)

**Exterior Features**

- All exterior finishes are Vendor selected and architecturally controlled. Substitutions of colors/materials/exterior detailing may occur at discretion of Vendor, in cooperation with Control Architect, without notice.
- 1. Coordinated exteriors with clay brick, stone, pre-cast, metal, stucco, vinyl and other accent materials as per applicable model and elevation.
  - 2. Articulated, self-sealing asphalt roof shingles with limited lifetime warranty by manufacturer. (*Note: Builder warranty limited to TARION standards*).
  - 3. Aluminum fascia, eavestroughs, downspouts and soffits.
  - 4. Front door system to be wood grain texture fiberglass door with painted finish. Other doors to exterior to be metal insulated doors with painted finish. All doorlites, sidelites, and transoms per applicable plan. Single detached homes to feature taller front doors than standard.
  - 5. Thermal sliding patio door with screen or metal insulated garden or french door system (*per applicable plan*).
  - 6. Municipal address plaque.
  - 7. Painted and insulated sectional garage doors with design per applicable plan. (*Note: section panels with décor windows not insulated*).
  - 8. Ornamental faux windows and/or polyurethane décor features as per applicable plan.
  - 9. Low maintenance, aluminum railings on front porches (***only** if so required by code due to final grade*).
  - 10. Low maintenance, non-wood exterior porch columns. Column profiles at sole determination of Vendor.
  - 11. Professionally graded and sodded yards per municipally approved plans.
  - 12. ¾” clear stone between units sited less than 8 feet apart (*applies to some townhome sitings only – consult sales office for more information*).
  - 13. Asphalt driveway (*subject to adjustment on closing*) - base coat and top coat (*top coat installed at future date to coincide with top works on roadways.*)
  - 14. Exterior steps (*per applicable plan and grading*). Front porch steps poured in place concrete. Other entrances with precast concrete or wood framed steps depending on application at sole determination of Vendor.
  - 15. Precast walkway from driveway to front porch.
  - 16. All windows and doors sealed with quality caulking.
  - 17. Where rear yard decks are required per approved TOWNHOME site plans, Vendor shall install approximately 6’ x 8’ pressure treated wood deck. (*Up to 7 risers included. For conditions requiring 8 or more risers, no risers shall be installed and deck will not have access to grade.*) For SINGLE DETACHED homes, rear decks are NOT included – safety guard rails will be installed in lieu of deck by Vendor if required per applicable plan and grading.

**Energy Wise Features - Energy Star Technical Specifications (Prescriptive Path)**

- 1. Low maintenance, double glazed, low E, argon filled PVC sliding basement windows.
- 2. Vinyl frame casement style windows with low E glazing and argon gas (Energy Star Zone B). Operable windows complete with multi-point hardware and screens. Décor grilles within sealed glass panes included on streetside elevations (*OR as per applicable plan*).
- 3. Minimum 90% efficiency hot water tank at location determined by Vendor. (*Water tank provided on a rental basis*).
- 4. Minimum 95% high efficiency single stage furnace with ECM motor at location determined by Vendor.
- 5. Digital programmable thermostat.
- 6. R-22 batt insulation in exterior walls PLUS R-5 exterior sheathing or finishing. R-50 blown insulation in attics. R-20 blanket insulation in basement. R31 insulation in cathedral ceilings/exposed floors. Spray foam insulation beneath floors exposed to garage or exterior. (*All per applicable plan*).
- 7. Heat recovery ventilator (HRV) at location determined by Vendor.
- 8. Drain water heat recovery pipe connected to at least one shower drain.
- 9. Supply runs for heat distribution including self-sealing seams or taped joints per technical specifications.
- 10. Majority of light fixtures OR bulbs to be Energy Star qualified to achieve required energy savings.

**Plumbing Features**

- 1. Water supply via plastic piping.
- 2. Double compartment, undermount, stainless steel sink with single lever RIOBEL faucet in kitchen.
- 3. RIOBEL faucet package in all bathrooms.
- 4. Contemporary in-wall housing for clothes washer water supply and drain at location determined by Vendor (*bsmt locations excluded per applicable plan*).
- 5. Venting sleeve to exterior for clothes dryer exhaust at location determined by Vendor.
- 6. Pressure/temperature regulator in showers.
- 7. Single compartment utility tub per applicable plan or at location determined by Vendor. (*Townhomes: freestanding. Detached: drop-in cabinet.*)
- 8. Rough-in for future dishwasher. (*Includes drain “T”, water supply, plus wire to electric panel – breaker switch provided but not installed for safety reasons*).
- 9. Two exterior water service taps – 1 in garage and 1 at rear.
- 10. White vanity sinks, pedestal sinks, toilets and acrylic soaker tubs and freestanding tubs (*per applicable plan*).

**Electrical Features**

- 1. Electrical service with circuit breaker panel and copper wiring throughout. Townhomes – 100 amp; Detached - 200 amp.
- 2. 220V receptacles for each of the stove and clothes dryer.
- 3. Light fixture package (*at locations determined by Vendor unless specified otherwise by Purchaser*) to include:
  - a. Townhomes – Qty 10 non-insulated pot lights on main floor; Detached – Qty 20 non-insulated pot-lights on main floor. Pot light switching at sole discretion of Vendor. Pot lights not available as standard in vaulted or cathedral ceilings or open to above areas.
  - b. All rooms where pot lights have not otherwise been installed: Strip lighting in bathrooms; water proof ceiling potlight fixture in showers; frosted dome ceiling fixture in all other rooms (*per applicable plan*). Unfinished basements will include switched lights with exposed light bulbs.
- 4. Range hood fan (stainless steel) with 6” exhaust duct to exterior. (*Specification subject to change IF appliance package is ordered*).
- 5. Cover plate on dining room ceiling box (*where applicable*) as located by Vendor for future fixture by Purchaser.
- 6. No ceiling fixture will be installed in living room or some great rooms depending on plan. Instead, one wall outlet in such room(s), at location determined by Vendor to be energized by a wall switch. (*Consult sales office for more information*).
- 7. White DECORA type switches and matching outlets and plates installed throughout finished areas.
- 8. An exterior light will be installed at each entrance into home.
- 9. Garage ceiling outlet for future garage door opener(s).

- 10. One exterior weather proof electrical outlet installed at each of the front and rear of home.
- 11. Front door chime.
- 12. THREE CAT-5 wire rough-ins (internet) at locations determined by Vendor. (Final terminations and connections by Purchaser.)
- 13. FIVE cable TV wire rough-ins at locations determined by Vendor. (Final terminations and connections by Purchaser.)
- 14. THREE phone wire rough-ins at locations determined by Vendor. (Final terminations and connections by Purchaser.)
- 15. Hardwired smoke detector(s) per code at locations determined by Vendor.
- 16. Hardwired carbon monoxide detector(s) per code at locations determined by Vendor.
- 17. Central vacuum system including rough-in and motor – all at locations determined by Vendor. Basic tool kit included.
- 18. Security system with battery, transformer, siren, one keypad, two motion sensors, three door contacts and one panic button – all at locations determined by Vendor. Optional monitoring available after closing.

Interior Finishings

- 1. Purchasers to have a selection of interior finishing materials from Vendor’s standard samples on the following:
  - a. Ceramic floor tile in all living areas where ceramic flooring is indicated on plans. Where ceramic terminates adjacent to alternate flooring material, metal finishing strip will be installed. Note tub decks that receive ceramic per applicable plan shall receive same selection as floor tile on vertical skirts and horizontal decks.
  - b. Ceramic wall tile in bathtub enclosures (ceilings included) and shower stalls (ceilings included) and on tub splashes (two courses high) as per applicable plan. Note that shower floor will include white mosaic tile.
  - c. Berber carpet in all bedrooms and lofts. One color selection per home. Standard chipfoam underpad beneath carpet.
  - d. 3” (min.) x ¾” pre-finished oak hardwood flooring on main floor, finished stair landings and second floor hallway EXCLUDING any main floor bedrooms or optional bedrooms and areas on plan where ceramic flooring is illustrated. (Note: five standard colors available – one color selection per home).
  - e. Interior finished walls with one coat primer and one finish coat of washable latex paint. One color selection per home. Interior finished ceilings to receive one coat primer and one coat flat latex paint (white). Drywalled garage walls and ceiling are gas proofed and primed.
  - f. Stairs and railings to be stained to complement Purchaser’s choice of standard hardwood for both colour and finish.
  - g. Kitchen cabinets with flush breakfast bar (per applicable plan). For kitchens, standard are +/- 39” upper cabinets on all plans. Drywall boxing above cabinet uppers is as required to conceal mechanical components. If no mechanical components are present, then no boxing shall be installed (unless ordered as extra). Space left open for future dishwasher. Full depth fridge upper and gables included. Crown molding above kitchen uppers included. Stove upper cabinet to accommodate standard hood fan.
  - h. Vanity cabinets per applicable model.
  - i. Countertops – 3cm granite or quartz in kitchens for all model types. 50’ and 56’ detached homes will additionally have choice of 3cm granite or quartz counters in master ensuite and in powder room (per applicable plan). 63’ detached will have choice of 3cm granite or quartz counters in all bathrooms in addition to the kitchen. All granite/quartz counters with flat polish edge as standard. All other countertops (per applicable plan) shall be laminate.
  - j. Laundry cabinets – Detached homes only – white thermofoil base and upper cabinets with white laminate countertop (per applicable plan).
  - k. 1 ¾” oak pickets or satin black metal pickets for interior railing package.
- 2. Interior Trim Packages – all trim finished in white semi-gloss:
  - a. Townhomes - Paint grade 4” baseboard and 2 ¾” casing with two panel, textured finish 800 series door package.
  - b. Detached – Paint grade 7” baseboard through main floor and second floor hallway, 5” baseboard in all other finished areas, 3” casings in all areas and with textured finish, two panel 800 series door package. Tall doors on main floor.
  - c. Shelving – Clothes/coat closets to receive wire shelving with built in hanging rod. Linen closets and walk-in pantries to include wire or metal shelving.
  - d. Note with regard to casings discussed above, in certain instances where full casings will not fit due to space constraints, Vendor will use modified or trimmed casing in its sole discretion.
- 3. Direct vent gas fireplaces (per applicable plan) with limestone finish full surround and hearth.
- 4. Wood décor columns (per applicable plan).
- 5. Interior door hardware to include satin chrome lever style handles and unpainted hinges. Front door to feature rustic pewter gripset and deadbolt. Garage to house door to feature knobset and deadbolt. Garage to exterior (per applicable plan) to feature “key-in-knob” set.
- 6. Oak finished stairs with closed risers (finished areas only). Paint grade utility stairs in unfinished stairwells to basement.
- 7. Basic handrail in stairwell to basement (per applicable plan in unfinished stairwells).
- 8. Smooth, paint finished ceilings throughout main floor plus in bathrooms and laundry rooms only (per applicable plan). All other areas to have sprayed stipple ceilings with smooth border (including open to above areas or double volume ceilings).
- 9. Mirror over sink in bathrooms. Powder room mirror with bevel edge finish.
- 10. Mirror sliders for front foyer (per applicable plan). White board sliders elsewhere (per applicable plan).
- 11. Ceramic toilet tissue holder, towel bar and shower/bathtub soap dish (per applicable plan and at locations determined by Vendor).
- 12. Clear glass, chrome trimmed, shower door/wall systems for dedicated shower enclosures (per applicable plan and where specifically noted).

Above and Beyond

- 1. Professional house and duct cleaning.
- 2. Rogers Bundle program for 1 full year (please refer to certificate provided by Rogers for details).

Miscellaneous

- 1. The Vendor shall have the right to make reasonable changes in the plans and specifications, if required. The Vendor may also substitute materials provided that such substitutions are of equal or better quality than the original selection or standard specification. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor’s architect whose determination shall be final and binding.
- 2. The Purchaser acknowledges and accepts that colour, shades, texture, appearance, grains, veining, variations in appearance etc. of features and finishes installed in the home they’ve purchased may vary from Vendor’s samples or from the model home as a result of normal manufacturing and installation processes or as characteristics of naturally sourced products.
- 3. Purchaser acknowledges and agrees that carpeting may be seamed and seams may be visible within TARION Production Guidelines.
- 4. Purchaser acknowledges and agrees that they are responsible for the management of air quality within home. Excessively dry conditions will contribute to shrinkage. Excessively moist conditions will contribute to condensation and expansion. Damage due to improper air quality/moisture management is not subject to warranty service.
- 5. Purchaser acknowledges that marble products (if and where selected) derive from a soft stone which will require extra maintenance and special care by the Purchaser.
- 6. The Vendor will not allow the Purchaser to do any work, supply any material to finish the dwelling or to enter the premises before occupancy of the home.
- 7. The Purchaser acknowledges that the finishing materials contained in any presentation centre or model home, including broadloom, furniture, electrical fixtures, drapes, marble, granite, ceramic, grout, hardwood, upgraded cabinets, built-ins, stained or painted stairs or railings, ornamental plaster or wood moldings etc. may be for display purposes only and may not be of the same grade or type or may not necessarily be included in the price of the dwelling unit contemplated under this Agreement of Purchase and Sale.
- 8. With regard to townhomes, Purchasers are advised that standard construction conforms to code requirements with regard to the transmission of sound. Upgraded soundproofing of such units is optional and may or may not be available on a pre-construction order basis only.
- 9. Minor settlement of grounds and /or driveways is to be expected and is not warrantable in accordance with TARION Production Guidelines and at the sole determination of the Vendor.
- 10. With the exception of finished basement landings per applicable plan, basements are not otherwise finished.
- 11. Where Purchasers have not otherwise provided specifications for appliances, the Vendor advises that: a. Openings left for dishwashers will accommodate a 24” wide appliance. b. Openings left for stoves will accommodate a 30” wide free-standing electric appliance. c. Openings left for refrigerators will accommodate a 36” wide by 72” high appliance. Vendor recommends counter-depth refrigerators particularly for homes where the fridge is located adjacent to a counter depth wall. d. Openings left for washers/dryers respectively shall be 27” wide each and 36” tall each (where applicable). For assurance that your preferred appliances can be accommodated within cabinetry openings, the Vendor recommends measuring the actual openings at the time of your final inspection and prior to confirming your appliance order. Vendor advises that standard cabinetry will NOT accommodate an over the range microwave exhaust combination appliance - a shorter cabinet together with upgraded electrical service to accommodate this type of appliance is available as an optional extra (availability to be determined at time of order). The Vendor also advises that Purchasers should pay close attention to the swing and required range of motion for all appliance doors to ensure that they work with the actual design layout of the room, cabinet layout (including islands/peninsulas) and siting orientation of home (STD versus REV).
- 12. Plans and specifications are subject to change without notice. E.& O.E.
- 13. ORAL REPRESENTATIONS DO NOT FORM A PART OF NOR CAN THEY AMEND EXECUTED AGREEMENTS. The written form of this agreement is complete and full and ALL expectations and obligations of the Vendor and Purchaser are documented in this Agreement.