

THE REGENCY

1,665 SQ. FT.



Artist's Rendition



STANDARD QUALITY FEATURES

EXTERIOR

- Elevations architecturally designed for pleasing streetscape
- Traditional brick with quoining where applicable
- Brick, wood or vinyl as per models
- Raked mortar joints on front elevations
- Roof sheathing to be minimum of 3/8" plywood
- Self-sealing asphalt shingle (25 yr. manufacturers warranty)
- Fully paved driveway
- Pre-cast concrete walkway front entry to driveway
- Services include paved road, sanitary storm sewers, individual water connection, telephone, hydro, natural gas and cable T.V.
- Fully graded and sodded lot

FOUNDATION

- Concrete slab on grade for basement and garage floor
- Heavy duty damp proofing with perimeter drainage to storm drain

QUALITY CONSTRUCTION

- 5/8" T and G floor sheathing, glued and nailed
- 2"x6" exterior walls with OSB wall sheathing
- Pre-engineered roof trusses
- Engineered floor joists

INTERIOR

- **9' ceilings**
- Gas fireplace (optional, where applicable)
- Vaulted or coffered ceilings as plans allow
- **Crown moulding in dining room**
- Textured ceilings, excluding kitchen and bathrooms
- **Hardwood floors in dining room**
- Carpet in living area, bedrooms and stairs (choice of Builder samples)
- **Ceramic tile in kitchen and bathrooms**
- Mirrors in all bathrooms (from Builder samples)
- Solid oak hand-rail and spindles (natural finish) where applicable
- Six panel colonial doors with polished brass lever handles
- 2-5/8" colonial casing and 5" baseboard (paint grade)

- Kitchen layout chosen from Builder samples
- Main floor laundry where applicable
- Finished painted (2 coats); white ceilings, antique white walls, and white internal doors and trim

WINDOWS & DOORS

- Quality vinyl windows with sealed double glazed units (low E)
- Screens for all operable windows
- Exterior steel door, primed and painted
- Dead bolt lock on exterior doors; locks keyed alike
- Insulated steel entry door from garage to house (where grade permits)

PLUMBING

- American Standard single lever faucets and fixtures in all bathrooms
- Double stainless steel kitchen sink with single lever faucet
- Dishwasher roughed-in for plumbing and electrical
- Pressure balanced faucets in all showers and baths
- Exhaust fans vented to outside

LIGHTING & ELECTRICAL

- 100 AMP electrical service with breaker panel
- Two exterior weather proof receptacles
- White decorative toggle switches, receptacles and plates
- Rough-in central vacuum, 2 outlets
- Automatic smoke and carbon-monoxide detectors wired to panel
- Door bell with chime at front entrance
- Range hood installed (choice of white or almond)
- Exterior lights at all points of entry
- Two television points and 3 telephone points
- Decorative lighting fixtures (Builder's choice)

ENERGY SAVING

- Hi-efficiency gas furnace, with roughed-in for Central Air
- Hi-efficiency gas hot water heater (rental agreement to be entered by purchaser)
- All air barriers sealed and taped

- Vinyl double glazed windows
- Insulated entry doors
- Insulated garage door, painted
- Attic ventilation from eaves to roof vents
- Insulated low-flow toilets

PREMIUM QUALITY WARRANTIES

- 7 years major structural defects
- 2 years plumbing, heating, electrical, and building envelope
- 1 year on all other items
- Purchaser agrees to pay Tarion Warranty enrollment fee as an adjustment on closing

- Prices and specifications are subject to change without notice
- Builder has the right to substitute material of equal or better value
- A wide variety of upgrades and options are available
- The purchaser shall arrange one complimentary consultation with the Builder's design team to choose colours and materials from Builder's samples
- The Builder will exercise architectural controls with regards to exterior colours in order to provide continuity in the streetscape
- The Builder is not responsible for any colour variances after selections have been made



**Castlehead Homes
Cobourg
905-372-9780**



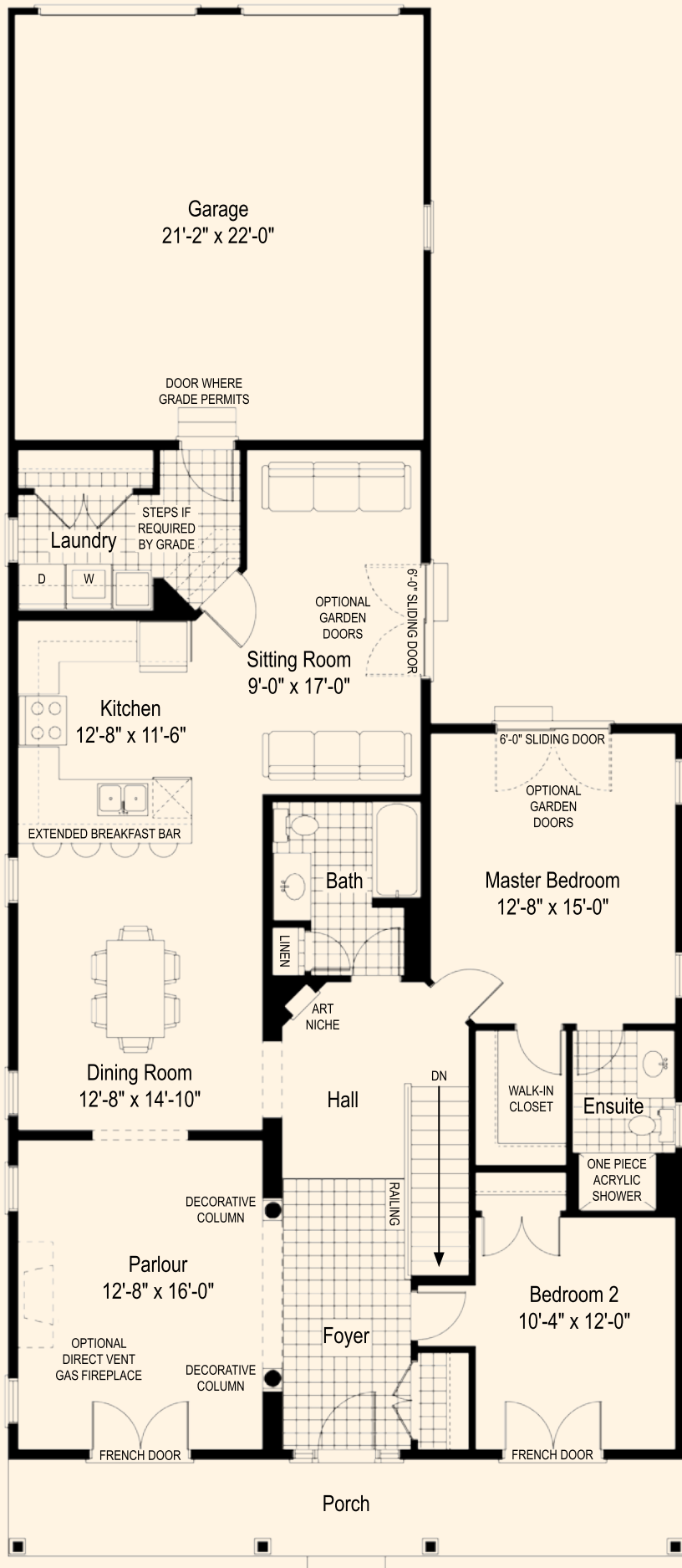
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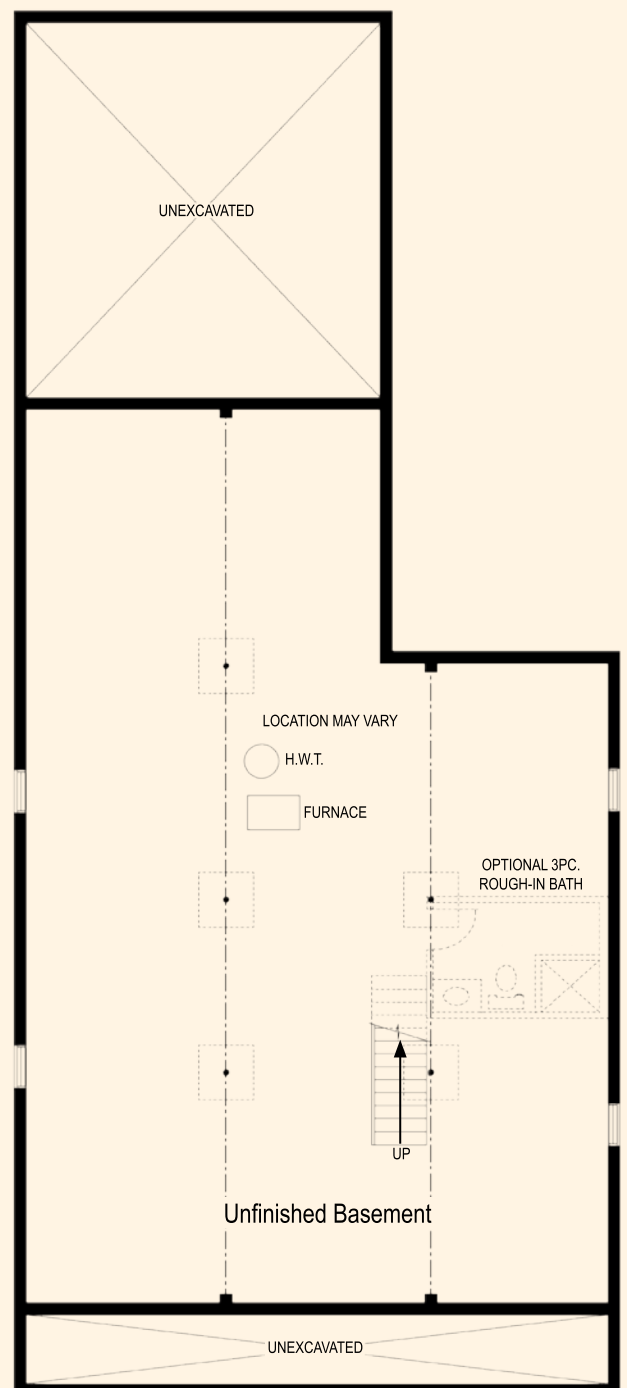
Homes With Distinction ...

A reminder of days gone by. Our heritage inspired Regency cottage has French Doors leading from parlour and guest room on to a covered porch. An impressive foyer guides you through the parlour into the dining room, breakfasting kitchen and sitting room. There is a spacious master suite offering access to garden area.

Main Floor



Basement



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• All dimensions are approximate and generally comprise the greater width by the greater length. Actual usable floor area vary from that stated, which includes open areas and areas finished below grade where applicable. Elevation renditions are artist's concepts. Ask sales representative for further information. E&OE.