

DUNBAR GARDENS

• 300 D'ARCY STREET •

TURNBERRY MODEL "C" DESIGN



DUNBAR GARDENS



Castlehead Homes
Cobourg

www.castleheadhomes.com

ANN KERR

SALES REPRESENTATIVE

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ProAlliance Realty BROKERAGE
INDEPENDENTLY OWNED & OPERATED

*Total square footage inclusive of garage.

STANDARD & UPGRADED SPECIFICATIONS

EXTERIOR

- Elevations architecturally designed for pleasing streetscape.
- Traditional red brick with quoining, key stones, and arches.
- **Front and rear covered porch.**
- Raked mortar joists on front elevations.
- Self sealing asphalt shingle (25 yr. manufacturers warranty).
- Fully paved driveway
- Pre-cast concrete walkway front entry to driveway, and back patio area.
- Services include paved road, sanitary storm sewers, individual water connection, telephone, hydro and natural gas.
- 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"x4" exterior walls with Styrofoam wall sheathing.
- Pre-engineered roof trusses.

INTERIOR

- **9' ceilings on main floor.**
- **Textured ceilings, excluding kitchen and bathrooms.**
- **Hardwood floor in main living area.**
- Carpet in bedrooms and stairs (choice of Builder samples).
- **Ceramic tile in foyer and bathrooms.**
- Solid oak hand-rail and spindles (natural finish).
- Six panel colonial doors, trimmed with 2 5/8" colonial casing and 4" colonial baseboard.
- Second floor laundry.
- Finished painted (2 coats); white ceilings, antique white walls, and white internal doors and trim.
- **Crown moulding in Living room.**

WINDOWS & DOORS

- Quality vinyl windows with sealed double glazed units.
- Screens for all operable windows.
- Exterior insulated steel door.
- Dead bolt lock on exterior doors; locks keyed alike.
- 5' patio door to patio area.
- Insulated steel entry door from garage to house (where grade permits).
- **Master bedroom - patio door with Juliette balcony.**

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 FEATURES

- 100 AMP electrical service with breaker panel.
- Two exterior weather proof receptacles.
- White decorative toggle switches, receptacles and plates.
- 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 2 telephone points.
- Decorative lighting fixtures (Builders choice).

ENERGY SAVING FEATURES

- Hi-efficiency gas furnace.
- 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.
- **Coachhouse garage door.**
- Attic ventilation from eaves to roof vents.
- Insulated low-flow toilets.

PREMIUM QUALITY WARRANTIES

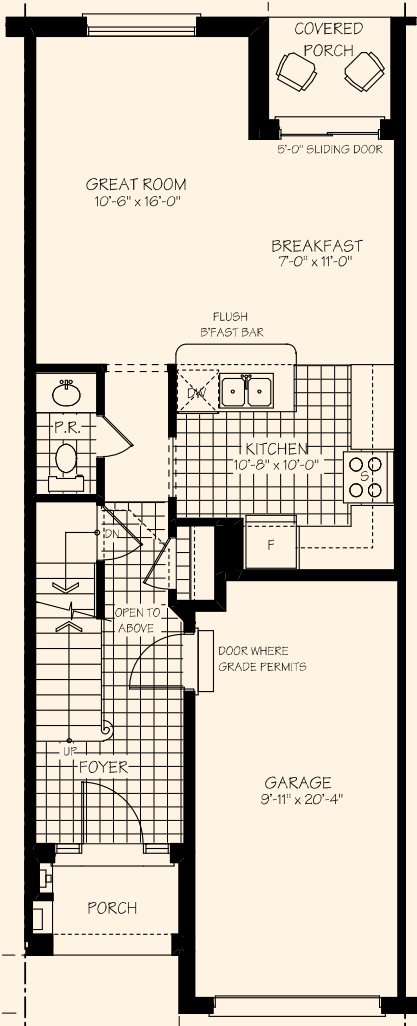
- 7 years major structural defects.
- 2 years plumbing, heating, electrical, and building envelope.
- 1 year on all other items
- Purchaser agrees to pay Tarion Warranty enrollment fee as an adjustment on closing.

COMMON COST INCLUDES

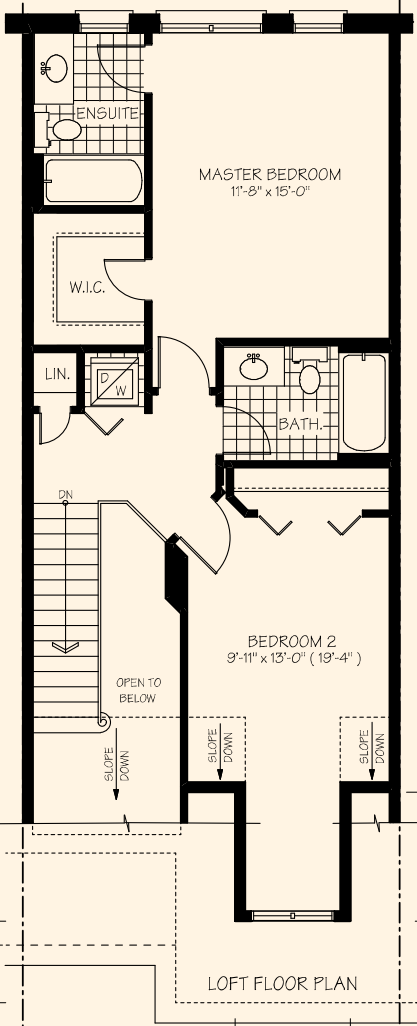
- Supervision and inspections by a Professional Management Company.
- Maintenance of lawn, fencing and enclosures.
- Lawn watering.
- Maintenance of community roadways, driveways and walkways. Includes snow clearing and future repairs.
- Salt and sanding when required.
- Maintenance and future repairs of building exteriors including brick, windows, soffit, fascia, eavestroughs, shingles, vinyl siding and any exterior painting.
- Future repairs to Dunbar Gardens sewers and infrastructure.
- Insurance premiums on the buildings and common grounds as well as payment of policy deductibles if required.
- Day to day accounts payable and receivable.
- Annual review of the accounts of the Condominium Corporation including budgets.

INTERIOR UNIT FLOOR PLANS & REAR ELEVATION

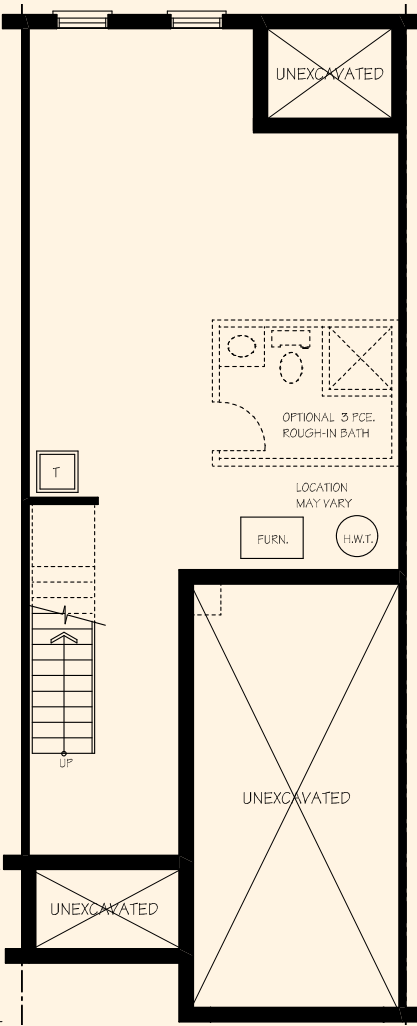
MAIN FLOOR



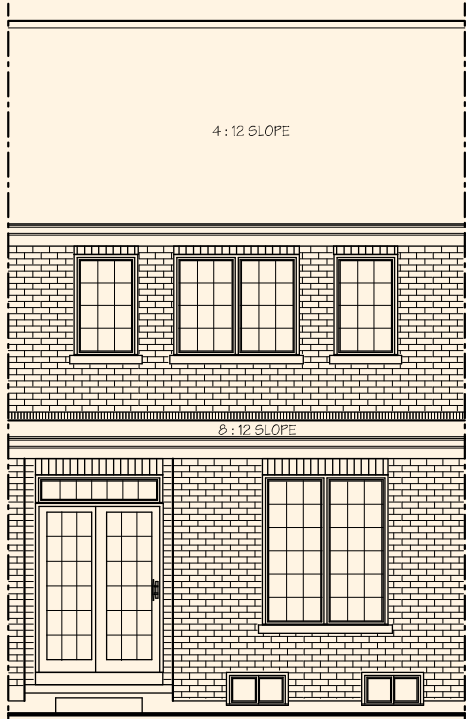
SECOND FLOOR



BASEMENT

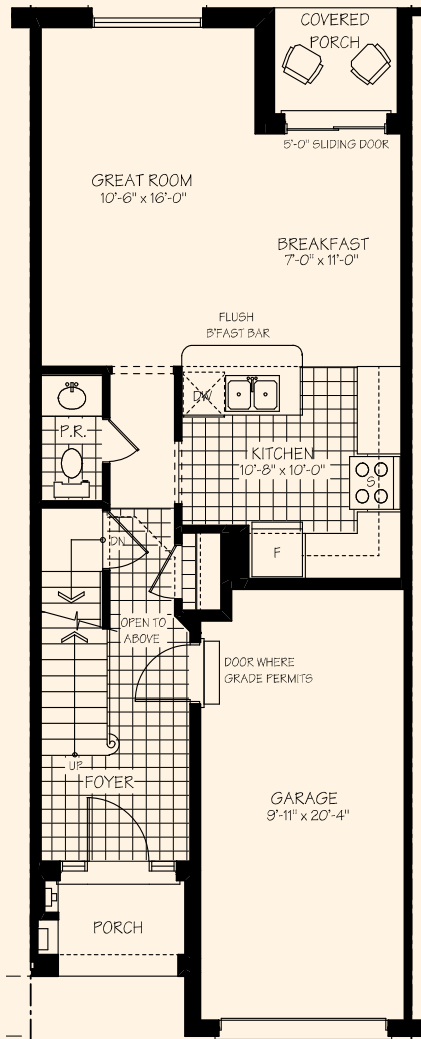


REAR EXTERIOR UNIT

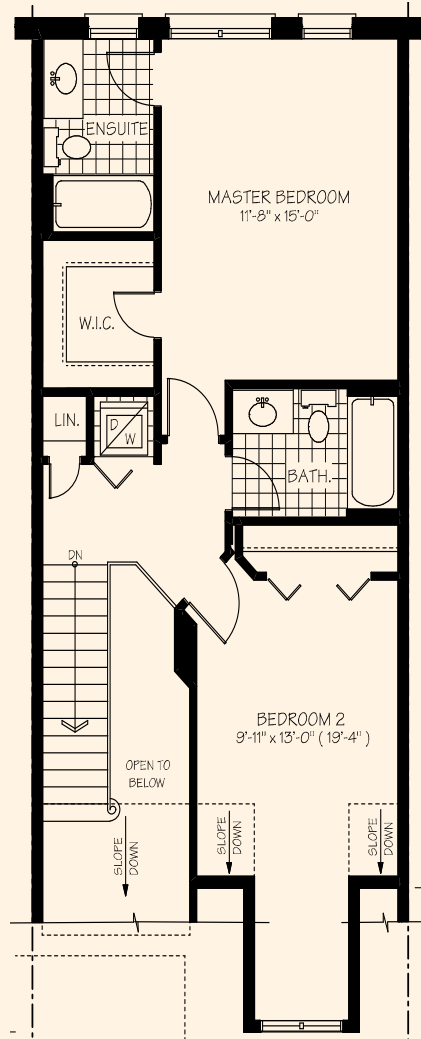


EXTERIOR UNIT FLOOR PLANS & REAR ELEVATION*

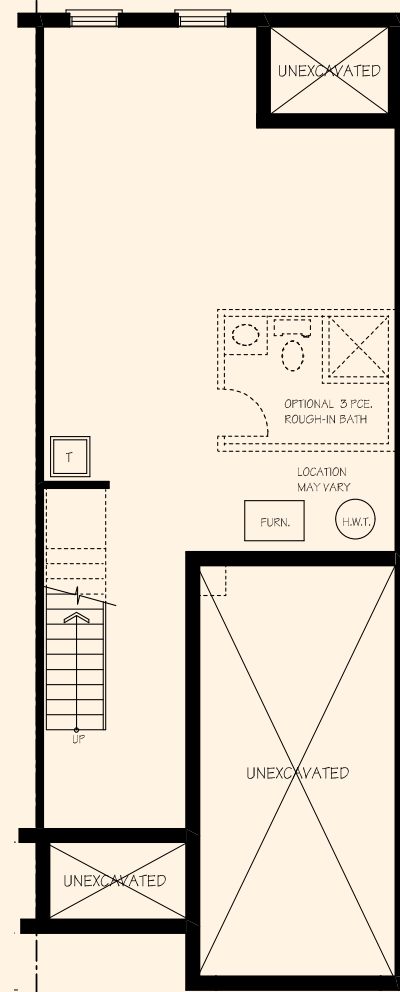
MAIN FLOOR



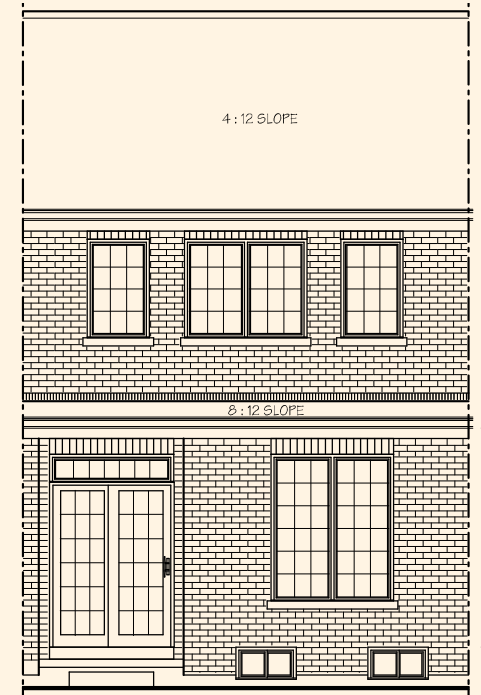
SECOND FLOOR



BASEMENT



REAR EXTERIOR UNIT



* 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.