



# Roseglen Homes

## FREEHOLD TOWNHOMES

0-10972 SEYMOUR AVE,  
TOWN OF FORT ERIE

## CRYSTAL

### DESCRIPTION

THIS COLLECTION FEATURES PREMIUM EXTERIOR COLOURS AND BRICK FINISHES WITH A MODERN OPEN PLAN LIVING SPACE, THIS HOME BOASTS WALK-IN CLOSET IN ALL PRIMARY BEDROOMS.

END UNITS FEATURES EXTRA WINDOWS AND BEAUTIFUL NATURAL DAYLIGHT.

A SINGLE CAR GARAGE AND REAR YARD SPACE ROUND OUT THIS LOVELY HOME.

### INFO

|             |       |
|-------------|-------|
| SQUARE FEET | 1840* |
| BEDROOMS    | 4     |
| BATHROOMS   | 3     |
| GARAGE      | 1     |

SQUARE FEET DOES NOT INCLUDE 901 SQFT BASEMENT

### PREMIUM FEATURES

- DOUBLE DOOR ENTRY
- 9FT CEILING ON MAIN AND SECOND FLOOR
- SMOOTH CEILING ON MAIN AND SECOND FLOOR
- ENGINEERED HARDWOOD ON MAIN FLOOR
- UPGRADED KITCHEN
- FULL WASHROOM ON MAIN FLOOR
- LARGE WINDOWS THOROUGHOUT THE HOUSE
- LAUNDRY ON SECOND FLOOR
- SPACIOUS OFFICE ON MAIN FLOOR

### ELEVATION



### CRYSTAL



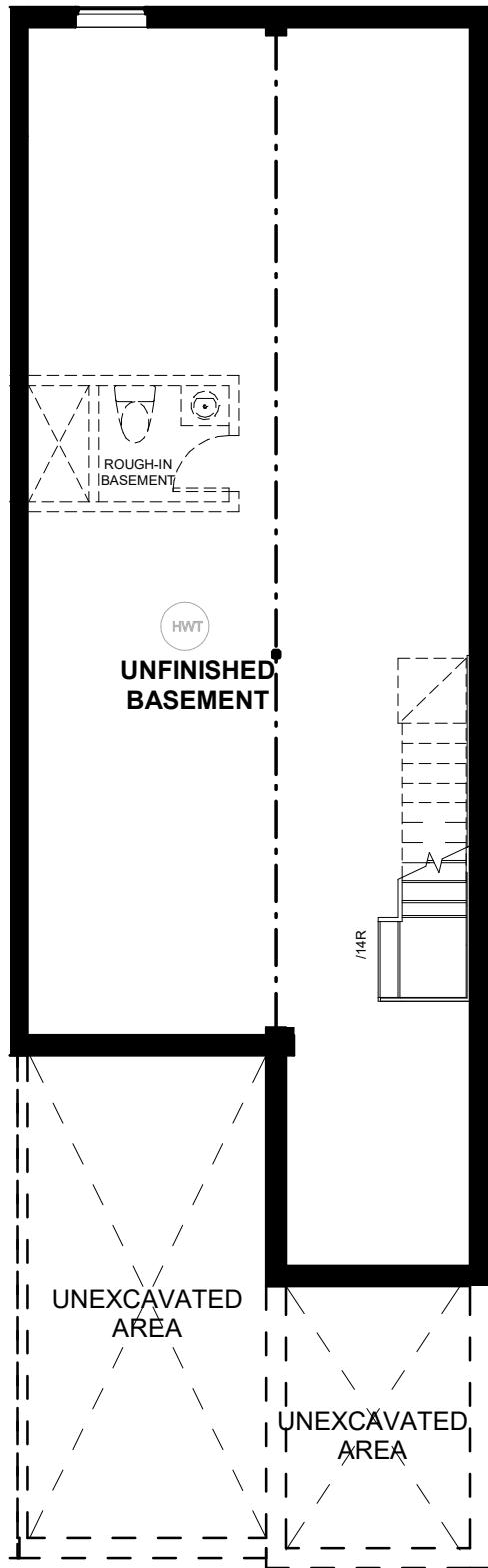
### REAR YARD



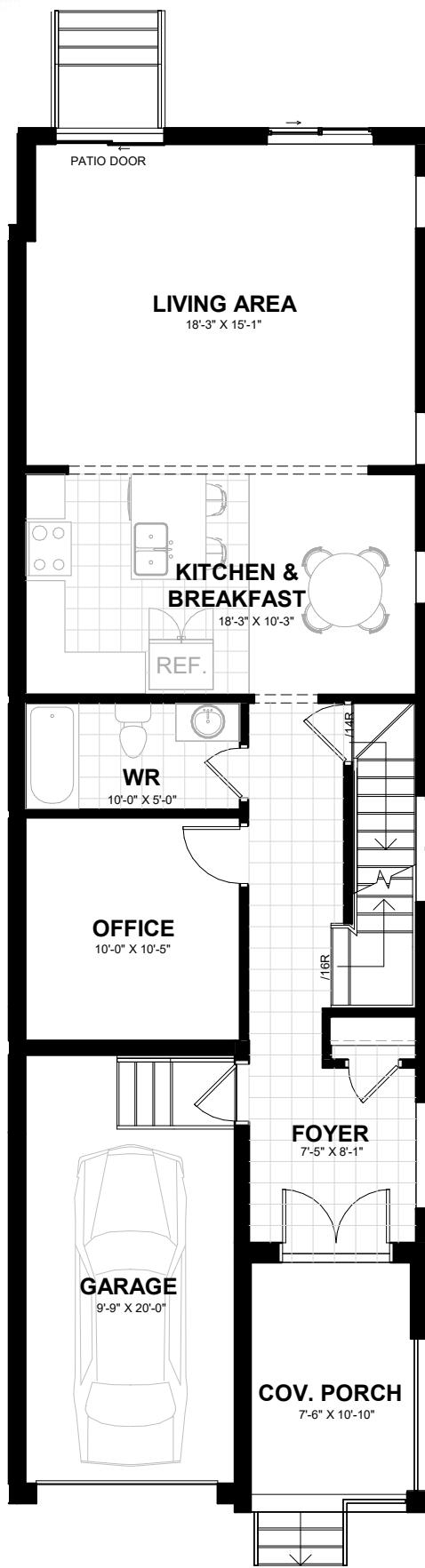


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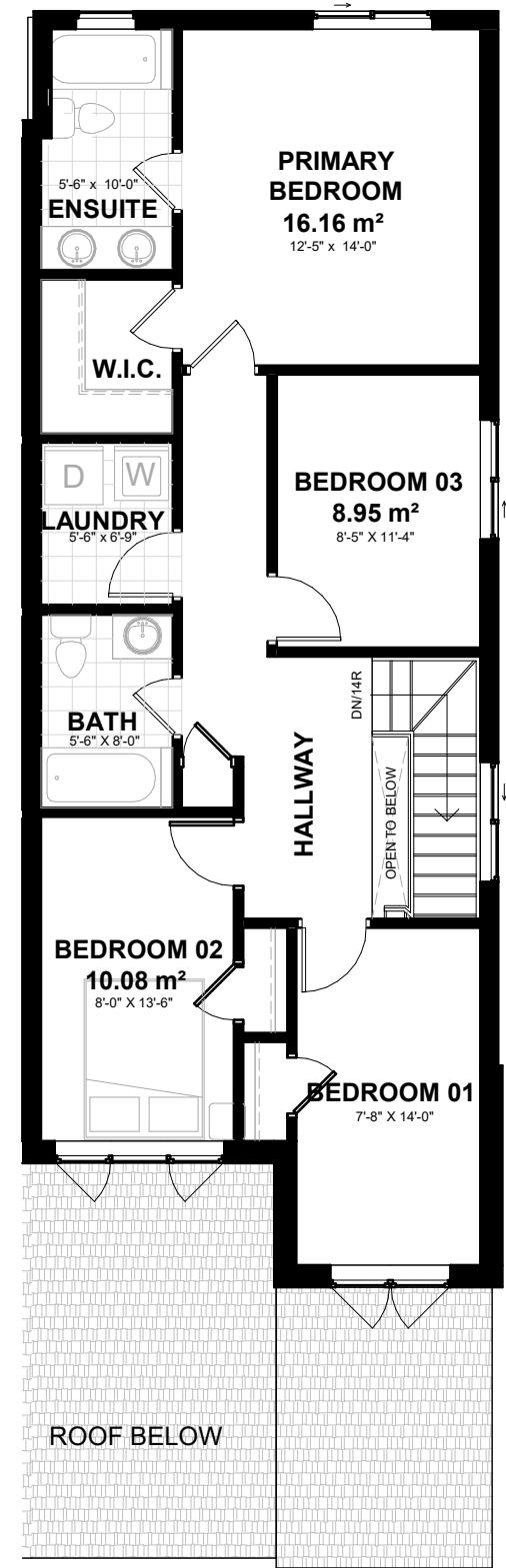
# CRYSTAL FLOOR PLANS



BASEMENT



MAIN FLOOR



SECOND FLOOR

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# CRYSTAL INTERIOR VIEWS



LOUNGE AREA



BREAKFAST & KITCHEN AREA

# SEYMORE TOWNHOUSE

## FEATURES AND FINISHES

### EXTERIOR FEATURES

- \* EXTERIOR ELEVATIONS WHICH INCLUDE HORIZONTAL VINYL CLADDING, CLAY BRICK, AND/OR STONE WITH ORNAMENTAL TRIM DETAILS AS PER ELEVATIONS. ALL EXTERIOR ELEVATIONS AND COLOURS ARE PRESELECTED FOR TOWNHOMES.
- \* PREFINISHED SIDING, SOFFITS, FASCIA, EAVESTROUGHS, AND DOWNSPOUTS, AS PER ELEVATION.
- \* SELF-SEALING ROOF SHINGLES FROM VENDOR'S PREDETERMINED COLOR SAMPLES.
- \* FRONT COACH LIGHTS, AS PER ELEVATION (STYLE MAY VARY).
- \* FULLY SODDED FRONT AND REAR YARDS WHERE APPLICABLE. BENEATH DECKS (WHERE APPLICABLE) MAY BE GRAVELED AT VENDOR'S SOLE DISCRETION. LOTS TO BE GRADED TO THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- \* PRE-CAST CONCRETE SLAB WALKWAY TO FRONT PORCH AND WITH REAR PATIO STEP WHERE APPLICABLE.
- \* SECTIONAL GARAGE OVERHEAD DOORS AS PER ELEVATION.
- \* FRONT DOORS TO HAVE A GRIP SET, DEAD BOLT AND KEY LOCK.
- \* ADDRESS PLAQUE, LOCATION TO BE DETERMINED BY VENDOR.
- \* FOUNDATION DRAINAGE SYSTEM WHICH INCLUDES; DAMP PROOFING SPRAY, DRAINAGE MEMBRANE AND DRAIN TILE.
- \* Poured CONCRETE GARAGE FLOOR WITH REINFORCED GRADE BEAMS.
- \* TWO EXTERIOR HOSE BIBS (TAPS), ONE AT REAR ELEVATION AND ONE IN GARAGE – LOCATION TO BE DETERMINED BY VENDOR.
- \* GARAGE MAN DOOR INCLUDED IF SHOWN ON APPLICABLE PLAN AND IF GRADE PERMITS.
- \* DRIVEWAYS TO BE PAVED WITH ASPHALT.

### INTERIOR FEATURES

- \* 9' CEILINGS ON MAIN AND SECOND FLOOR.
- \* CLASIQUE INTERIOR DOORS AS PER PLAN.
- \* COLONIAL OR TUDOR STYLE TRIM THROUGHOUT FROM VENDOR'S INCLUDED SAMPLES.
- \* WHITE HARDBOARD OR MIRRORED SLIDING CLOSET DOORS AS PER PLAN.
- \* FRAMED MIRRORED SLIDING FRONT ENTRANCE CLOSET DOORS WITH TRIMMED OPENINGS AS PER PLAN.
- \* NATURAL FINISHED OAK HANDRAIL AND PICKETS ON ALL FINISHED AREAS STAIRS IN A NATURAL FINISH FROM VENDOR'S INCLUDED SAMPLES.

### LAUNDRY FEATURES

- \* HOT AND COLD WATER SUPPLY PROVIDED WITH A SEPARATE DRAIN FOR CLOTHES WASHING APPLIANCE, AS PER PLAN.
- \* HEAVY-DUTY (220 VOLT) ELECTRICAL OUTLET FOR CLOTHES DRYER AND A DEDICATED (110 VOLT) ELECTRICAL OUTLET FOR WASHER.

### PAINTING FEATURES

- \* CHOICE OF ONE PAINT COLOR FROM VENDORS INCLUDED SAMPLES FOR ALL INTERIOR WALLS.
- \* ALL INTERIOR DOORS AND TRIM TO BE PAINTED WHITE.
- \* SMOOTH CEILING FINISH THROUGHOUT.

### FLOORING FEATURES

- \* CERAMIC FLOORING IN ENTRANCE, KITCHEN, BREAKFAST AREA, LAUNDRY ROOM AND ALL BATHROOMS FROM VENDOR'S INCLUDED SAMPLES AS PER APPLICABLE PLANS.
- \* ENGINEERED HARDWOOD FLOORING ON MAIN FLOOR TO AREAS THAT ARE NOT TILED. CHOICE OF HARDWOOD IS FROM VENDOR'S INCLUDED SAMPLES AND AS PER APPLICABLE PLAN.
- \* CHOICE OF ONE COLOR OF BROADLOOM WITH FOAM UNDER PAD THROUGHOUT CARPETED AREAS, FROM VENDOR'S INCLUDED SAMPLES.
- \* TONGUE & GROOVE OSB SUBFLOORING THROUGHOUT.

### INTERIOR KITCHEN FEATURES

- \* DOUBLE COMPARTMENT STAINLESS STEEL LEDGE BACK SURFACE MOUNTED SINK WITH SINGLE LEVER PULL OUT FAUCET.
- \* CHOICE OF WHITE, STEEL OR BLACK FINISH KITCHEN EXHAUST STOVE FAN VENTED TO THE EXTERIOR.
- \* CABINET OPENING PROVIDED FOR FUTURE DISHWASHER WHICH INCLUDES ROUGH-IN PLUMBING AND ELECTRICAL FOR FUTURE HOOK-UP, AS PER APPLICABLE PLAN. INSTALLATION AND HOOK-UP OF DISHWASHER ARE NOT INCLUDED IN STANDARD FINISHES.
- \* UPGRADED KITCHEN WITH 36" TALL UPPER CABINETS, CROWN MOLDINGS, UNDER LIGHT VALANCE, SOFT CLOSE HINGES, 1/2" BACKING IN CABINETS, 12" DEEPER UPPER CABINETS WITH DEEPER FRIDGE CABINET WHERE APPLICABLE
- \* HEAVY-DUTY (220 VOLT) ELECTRICAL RECEPTACLE FOR STOVE.
- \* DEDICATED (110 VOLT) ELECTRICAL OUTLET FOR REFRIGERATOR.
- \* PURCHASER'S CHOICE OF FINISHES FOR CABINETS AND COUNTERTOP, FROM VENDOR'S INCLUDED SAMPLES.
- \* ISLAND AND/OR FLUSH BREAKFAST BAR AS PER APPLICABLE PLAN.
- \* GFCI ELECTRICAL OUTLETS AT COUNTER LEVEL AS PER CODE.

### BATHROOM FEATURES

- \* PURCHASER'S CHOICE OF VANITIES AND COUNTERTOPS IN MAIN AND ENSUITE BATHROOMS, FROM VENDOR'S INCLUDED SAMPLES.
- \* WHITE BATHROOM FIXTURES PROVIDED.
- \* MIRRORS PROVIDED IN ALL ENSUITES AND BATHROOMS WITH WALL MOUNTED LIGHT FIXTURE(S).
- \* EXHAUST FANS PROVIDED IN ALL BATHROOMS.
- \* SINGLE LEVER FAUCETS PROVIDED FOR ALL VANITY SINKS AS PER PLAN.
- \* INTERCONNECTED G.F.I. OUTLET PROVIDED AT VANITY COUNTER LEVEL.
- \* CHOICE OF CERAMIC WALL TILE FOR BATHTUB ENCLOSURES AND SHOWER STALLS, FROM VENDOR'S INCLUDED SAMPLES.
- \* ALL PEDESTAL SINKS, VANITY SINKS, TOILETS AND KITCHEN SINK TO HAVE SEPARATE SHUT OFF VALVES.
- \* PRIVACY LOCKS ON ALL BATHROOM DOORS.

### HEATING FEATURES

- \* FORCED-AIR GAS FURNACE WITH ELECTRONIC IGNITION OR ELECTRIC HEAT PUMP, POWER VENTED TO EXTERIOR. DUCTWORK SIZED TO ACCOMMODATE VENTILATION SYSTEM REQUIREMENTS.
- \* PURCHASER COVENANTS AND AGREES TO AUTOMATICALLY ASSUME AND BE BOUND BY ANY RENTAL AGREEMENT OR OTHER AGREEMENT WITH VENDOR'S SUPPLIER FOR A HOT WATER TANK.
- \* DUCTWORK SIZED TO ACCOMMODATE VENTILATION SYSTEM REQUIREMENTS FOR HEATING AND COOLING.
- \* DUCT WORK TO BE VACUUMED.

### ELECTRICAL FEATURES

- \* DÉCOR LIGHTING PACKAGE THROUGHOUT INTERIOR SPACE AS PER CODE.
- \* REFER TO MECHANICAL DRAWINGS FOR SPECIFICATIONS. NOTE: GENERAL CONTRACTOR SHALL PROVIDE AIR BALANCING AND REPORT AT PROJECT CLOSEOUT.
- \* WALK IN CLOSET(S) AND LAUNDRY TO RECEIVE A CEILING LIGHT FIXTURE.
- \* BATHROOMS TO RECEIVE WALL MOUNTED LIGHT FIXTURE ABOVE VANITY MIRROR.
- \* ELECTRIC DOOR CHIMES AT FRONT ENTRY DOOR.
- \* OUTLET IN KITCHEN ISLAND WHERE APPLICABLE.
- \* SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS INSTALLED AS PER CODE.
- \* TWO EXTERIOR WEATHERPROOF ELECTRICAL G.F.I. OUTLETS, ONE AT FRONT PORCH AND ONE AT REAR OF HOME.

### HOME ENERGY SAVINGS & COMFORT FEATURES

- \* 2X6 EXTERIOR WALL WITH A MINIMUM OF R-22 INSULATION.
- \* R-60 BLOWN-IN PLACE ATTIC INSULATION.
- \* R-31 BATT INSULATION IN NON-ATTIC/ROOF SPACES.
- \* R-20 BASEMENT WALL WRAP INSULATION TO 6" ABOVE CONCRETE SLAB.
- \* R-31 FOAM INSULATION TO ALL ROOMS ABOVE GARAGES AND EXPOSED FLOOR AREAS.
- \* VINYL CASEMENT WINDOWS WITH LOW-E COATING AND AN ARGON GAS FILLED WINDOW CAVITY.
- \* BASEMENT VINYL SLIDING WINDOWS WITH LOW-E COATING AND AN ARGON GAS FILLED WINDOW CAVITY.
- \* ALL VISIBLY EXPOSED SUPPLY DUCTS IN BASEMENT ARE TAPED TO PROVIDE INCREASED FURNACE EFFICIENCY AND AIR FLOW THROUGHOUT THE HOME.
- \* PROGRAMMABLE THERMOSTAT.

### GENERAL

- \* ALL INTERIOR SELECTIONS WILL BE MADE FROM VENDOR'S INCLUDED SAMPLES DURING PRIVATE APPOINTMENT WITH THE VENDOR'S INTERIOR DESIGN CONSULTANT, AT ROSEGLEN HOMES' DESIGN CENTRE, OR BY MEANS OF A VIRTUAL EXPERIENCE.
- \* PURCHASER ACKNOWLEDGES THAT HOME MAY BE SITED ON LOT IN MIRROR IMAGE / REVERSE SITING, THAN THAT WHICH IS SHOWN ON DISPLAY MATERIALS AND RENDERINGS.
- \* FRONT PORCHES MAY INCORPORATE RECESSED STEPS WHERE GRADE REQUIRES.
- \* NUMBER OF STEPS AT THE FRONT PORCH MAY VARY DUE TO GRADE CONDITIONS.

### WARRANTY

- \* ROSEGLEN HOMES WARRANTY IS BACKED BY THE TARION WARRANTY PROGRAM AND INCLUDES THE FOLLOWING:
  - 1-YEAR-MATERIALS AND WORKMANSHIP
  - 2-YEAR-PLUMBING, HEATING AND ELECTRICAL SYSTEMS AND BUILDING ENVELOPE
  - 7-YEAR-MAJOR STRUCTURAL

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