



VICTORY ESTATE

17

Main floor 988 sq ft
Upper floor 1092 sq ft
Total 2080 sq ft

3 Bedrooms
2.5 Bathrooms
2 Car Garage



Luxury Single Family Homes



Luxury Single Family Homes



Design for the modern lifestyle.

A collection of luxury homes with twenty-five distinct configurations to satisfy your needs.

High-quality construction is only the beginning. The luxury design and architectural details are just a few of the important things that make

unique design features with several layouts including 3 & 4 bedrooms from 2080 sq ft - 2446 sq ft.

Select from twenty-five single-family layouts that best fit your unique lifestyle needs in a country setting and just minutes away from Lucan, St. Marys, London, and Stratford.



Estates

17



Front



Back

Granton Estates

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Side 1

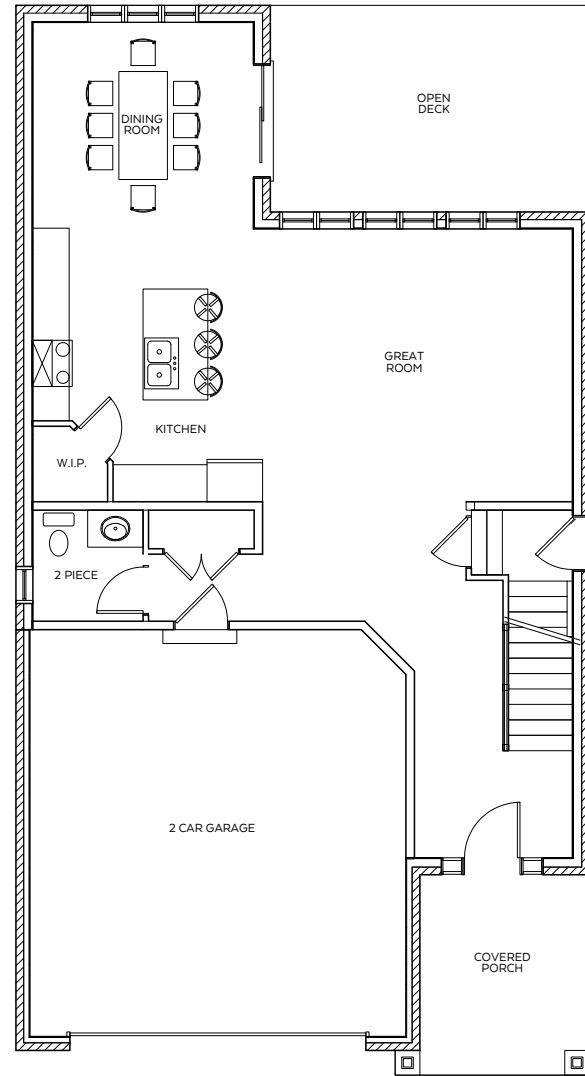


Side 2

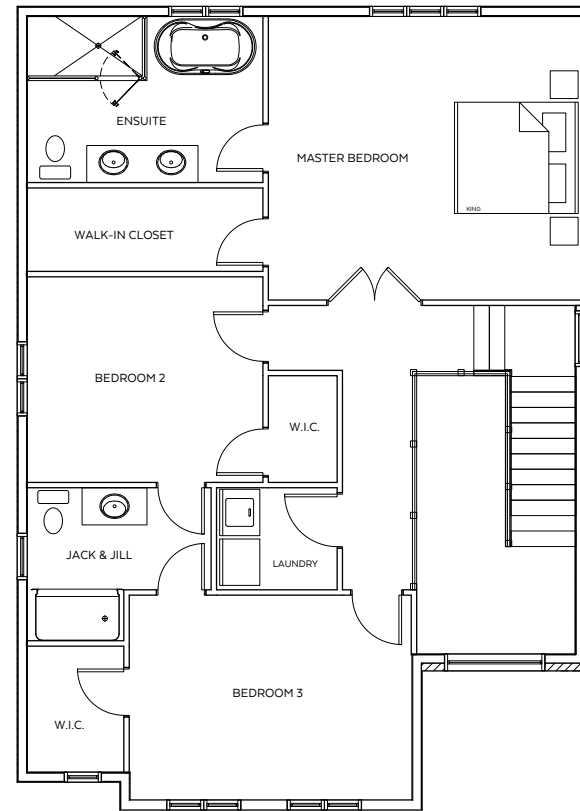


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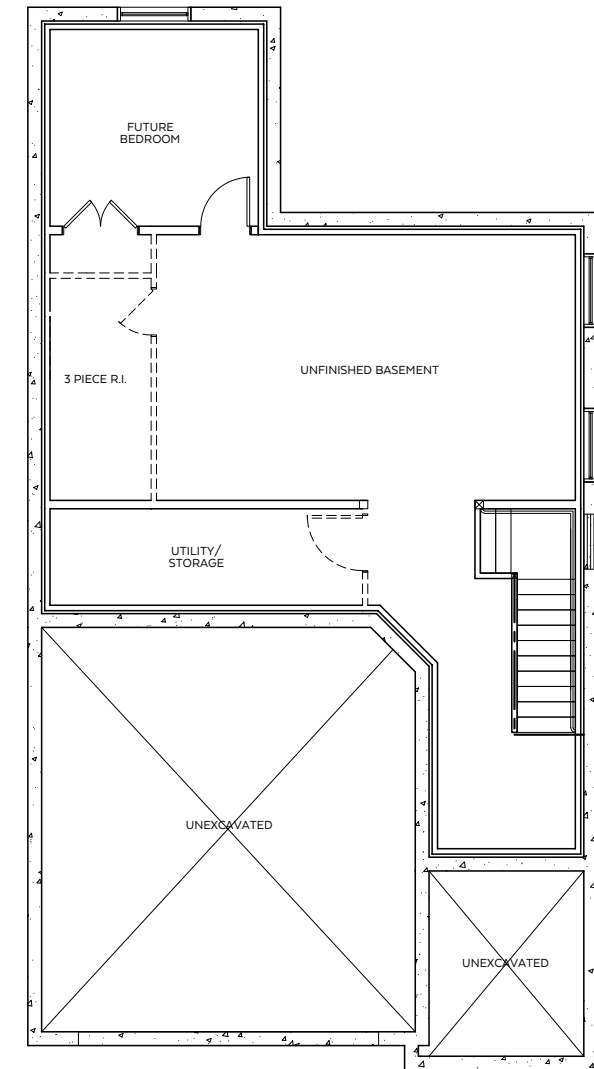
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Main Floor



Upper



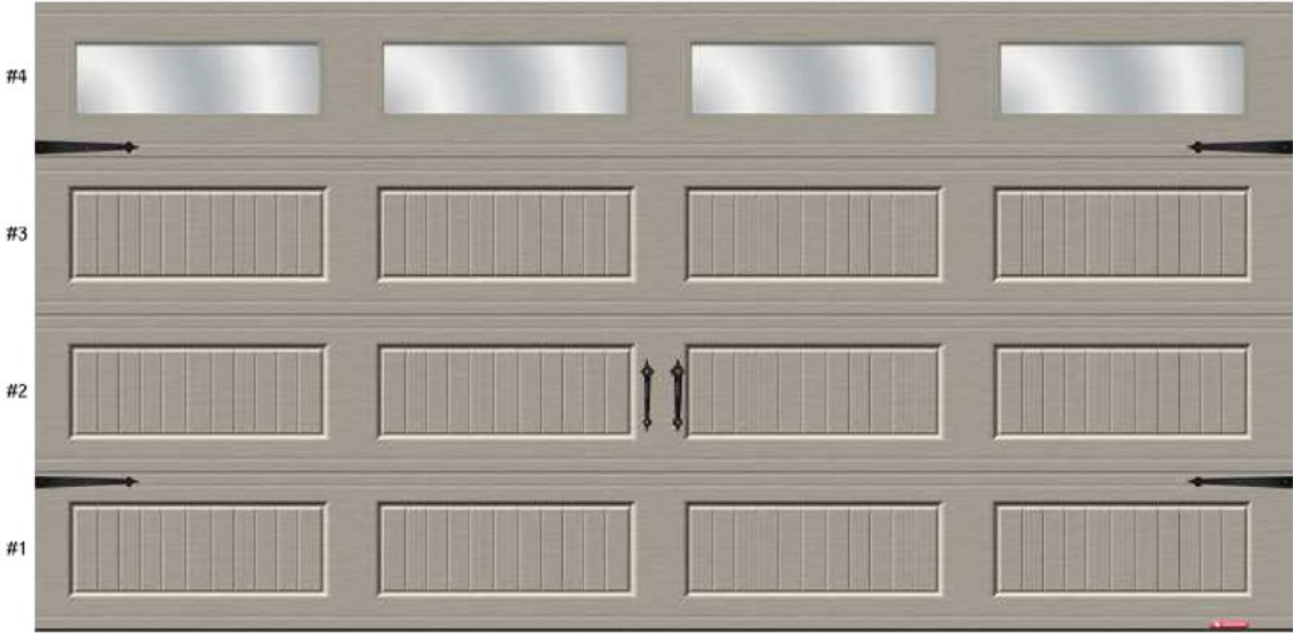
Basement

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Stone Work



Garage Door



Estates Standard Features



Construction Features

- 8 and 9 foot ceiling heights on main floor and upper floor as per plan.
- Superior architectural designs highlighting both traditional and contemporary styling.
- All lots are fully sodded and graded to municipal requirements.
- Superior levels of insulation meeting or exceeding building code standards.
- House sealed in vapor barrier as per OBC.
- All concrete garage floors come with control joints, which will help to restrict cracking of the concrete slab.
- Poured concrete foundation walls with weeping tile and a superior drainage membrane to protect against water penetration, a key component in keeping your basement dry.
- Front porches are poured concrete.
- Sub flooring finished with 5'8" tongue and groove OSB subfloor with edges sanded prior to the installation of floor finishes.
- Subfloor glued and nailed to floor joists to prevent squeaks.
- Professionally engineered roof truss system with 7/16" OSB sheathing.
- Architectural shingles complete with a Lifetime Limited Manufacturers Warranty engineered to offer our clients better protection and peace of mind. Color selection pre-determined by builder.
- Maintenance free soffits, fascia, eaves trough, downspouts and architectural frieze board for many years of worry free enjoyment as per selected elevation. Color selection pre-determined by builder.
- Brick exterior on main floor with beautiful stone accents as per selected elevation. Color selection pre-determined by builder.
- Walkway from driveway to front entry.
- Garage drywalled and completely gas-proofed with one coat of drywall compound.

- All building envelope perforations, including doors and windows will be foamed and caulked.
- Exterior color selections are pre-determined by builder.
- Garage door into interior of home where grade permits.
- Air conditioning provided throughout the home

Windows & Doors

- Fibre glass insulated front entry door with glass window and sidelights as per plan complete with satin nickel deadbolt lock and knob.
- All homes come with convenient access to garage from inside the home through a steel clad insulated door with a deadbolt lock and safety closure if the grade permits.
- Satin nickel deadbolt locks on all exterior door all keyed the same.
- Oversized vinyl maintenance free ENERGY EFFICIENT basement window(s). Quantity and locations as per plan. Window wells may be required due to grade.
- Maintenance free and color vinyl operational/fixed ENERGY EFFICIENT, Low E windows.
- Side and rear elevations to receive maintenance free ENERGY STAR qualified, Low E, argon filled slider window add AND OR casement.
- Windows will be fixed or operational as per plan and builder's discretion.
- All operational windows and sliding doors come complete with screens.



Estates Standard Features



Interior Features

- Premium ceramic tiles in all finished wet areas from our extensive builder's standard selections- one selection/color throughout.
- Luxurious broadloom carpet
- All ceilings to be California Style, except bathrooms and closets, which will be at the builder's discretion.
- High quality satin nickel finished interior hardware.
- Elegant interior swing doors on all closets.
- Elegant interior swing doors to all bedrooms walk-in closets, laundry rooms, mudrooms and bathrooms as per plan.
- Oversized baseboards and casing throughout all finished areas.
- All door, trim and casing shall be finished in high quality white semi-gloss paint.
- One 12" shelf in all closets. 16" shelves in linen closets.
- Interior walls to be finished with two coats of quality paint in a flat OR eggshell finish – one colour throughout
- Interior drywall corners finished with premium paper bead which reduces cracking on finished drywall.
- Metal backing on all interior boxing for greater air tightness of the building envelope, straighter edges and less drywall cracking in the future. Plans may require boxing in order to properly distribute heating and plumbing to the second floor. Bulkhead design and location is at the sole discretion of the builder.

Kitchen & Baths

- Kitchen cabinetry comes standard with one bank of drawers and full height doors as per plan.
- Plans come standard with an island or peninsula complete with a flush breakfast bar (as per plan).
- Quartz counter tops in kitchen with under mount sink
- Dishwasher space provided. Includes electrical and plumbing rough in for future hook up. Hook up is not included. An additional 15-amp breaker is included for convenience purposes and can be used for the dishwasher. Please note, it is the client's responsibility to verify that the amperage of the provided breaker is suitable for anything they intend to connect it with.
- Fridge opening with a dedicated electrical outlet.
- Opening provided for a slide-in stove with a heavy-duty receptacle.
- Plumbing fixtures (toilet, tub and sink) in bathrooms to be standard chrome.
- Mirolin one piece tub/shower stalls and or skirted tub in bathrooms.
- Stylish chrome Rizon faucets provided in all bathrooms.
- Chrome ceramic towel bar and tissue holder in all paths (layout permitting).
- Pressure balancing valves in all showers for your family's safety.
- All toilets are water saving low flush design and comfort height.
- Shut off valve for all toilet water supply lines.
- Glass mirrors in all finished bathrooms. Size determined by the builder.
- Privacy locks on all bathroom doors.
- Quartz countertops in all bathrooms.
- Backsplash in kitchen using builder selections.
- Luxury hardwood flooring throughout main floor kitchen/living area.
- Tile in wet areas (foyer, laundry room, and bathrooms, except powder room to be hardwood).
- Carpet on upper hallways, bedrooms and upper stair runner.
- Laundry tub included.

