



SUTCLIFFE HOMES

930 Woodlawn Road W
Guelph, ON
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Specification for Tamarack Estates

General

1. Tarion Warranty.
2. Custom design of your home with Orchard Design.

Exterior and structure

1. All excavation within an 80 foot radius of the house.
2. Asphalt driveway.
3. Landscaping to include grading to the site plan grades, hydraseeding a 50 foot radius plus a \$25,000.00 landscape package including the design.
4. 9 foot high ICF basement walls.
5. TJI engineered wood floor joists.
6. Permacon or equivalent stone 36" high and wood siding or Hardie cement fiber board on all exterior walls.
7. Septic system including design.
8. Water well.
9. Aluminium soffit, fascia, eavestrough and downspouts.
10. High efficiency Low E glass, Argon gas filled, "Ostaco" vinyl windows and fibre glass clad exterior doors.
11. "Garaga" steel insulated R16 garage doors (2) with openers and an exterior key pad.
12. "Lifetime" asphalt roof shingles.
13. Natural gas BBQ line.
14. 4 exterior hose faucets including 1 in the garage.

Interior

1. 9 foot high interior walls.
2. 5/8" tongue and groove plywood subfloor glued and screwed.
3. Flooring and tile allowance including tile showers of **\$12.00 per square foot of living space**.
4. Custom glass doors and walls for all showers
5. Garage walls are to be insulated, drywalled and painted with primer plus one coat.
6. 7'- 0" MDF doors.
7. Emtek hardware, 7" paint grade baseboards, 3 1/2" paint grade door and window trim.

8. All cabinetry, vanity and built - in allowance including tops. **\$15.00 per sq. foot of living space.**
9. Organizers in all closets with an allowance of **\$10,000.00**
10. Plumbing fixture allowance **\$13,000.00, based on one 2pc, one 3pc and one 4pc bathroom plus kitchen and laundry room.**
11. Interior stairs and railings to be maple or equivalent.
12. Decorative light fixture allowance of **\$10,000.00 plus 30 interior pot lights, 20 exterior pot lights and fluorescents for the Garage, Kitchen under cabinet xenon lights, and 3 exterior receptacles.**
13. 3 phone jacks and 5 cable TV outlets.
14. 1/2" drywall on walls and ceilings.
15. Painted ceilings in all areas.
16. Interior paint colours of Purchasers choice to a maximum of 10.
17. Beveled edge bathroom vanity mirrors.
18. Towel bars and paper holders in bathrooms.

Heating and Mechanical

1. Enclosed mechanical room.
2. High efficiency forced air gas heating.
3. Programmable thermostat
4. Central air conditioning.
5. A Carrier HRV c/w ducting and timers in the bathrooms.
6. Exhaust fans in bathrooms vented to the exterior.
7. 200 amp electrical service.
8. Hydro service and natural gas from the road.
9. Central Vacuum rough in.
10. High efficiency gas hot water tank.

Notes

1. All unused allowance amounts will be credited to you on completion.
2. The price will increase if the Purchaser requests that the house be located in excess of 100 feet from the road.