



# 40' LOTS



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# THE LUCCA



**2252 sq. ft** | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

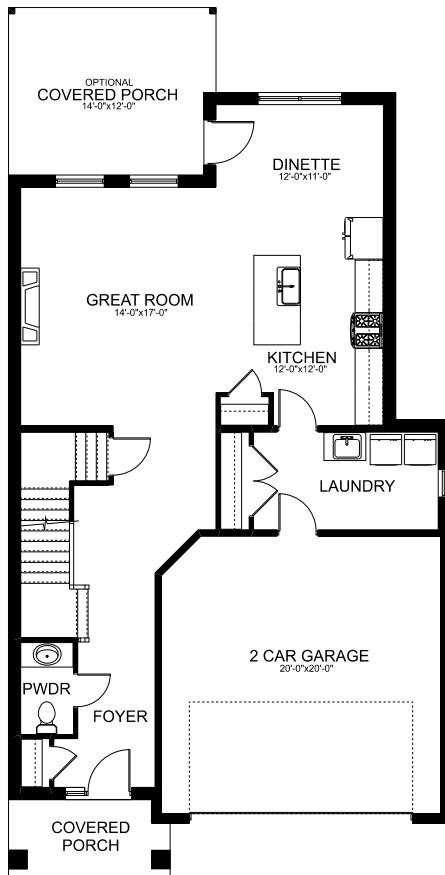
EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD

# THE LUCCA



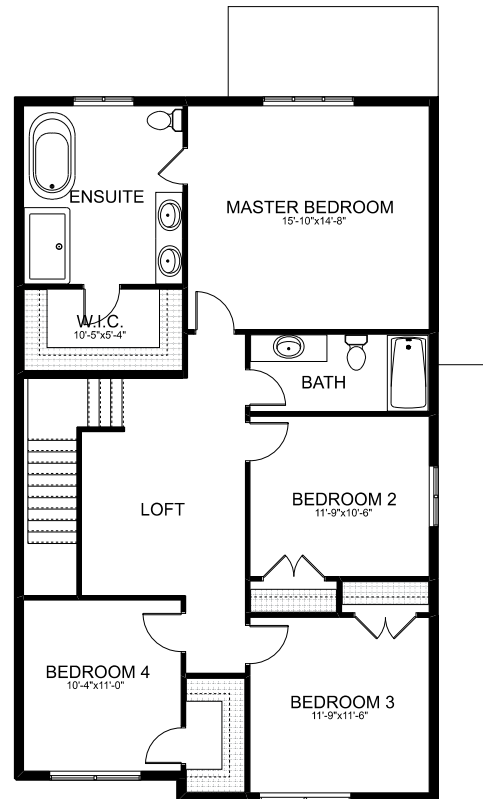
## MAIN FLOOR

1042 sq. ft

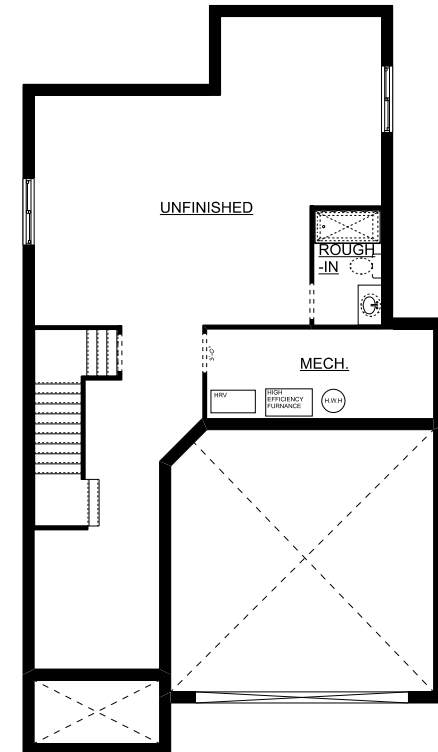


## SECOND FLOOR

1210 sq. ft



## FOUNDATION



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ACTUAL FLOOR SPACE MAY VARY, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE





# THE MILAN



**2880 sq. ft** | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

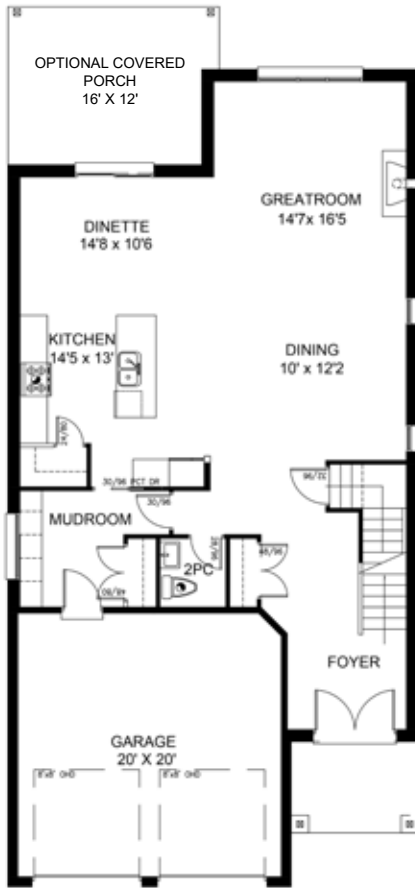
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# THE MILAN



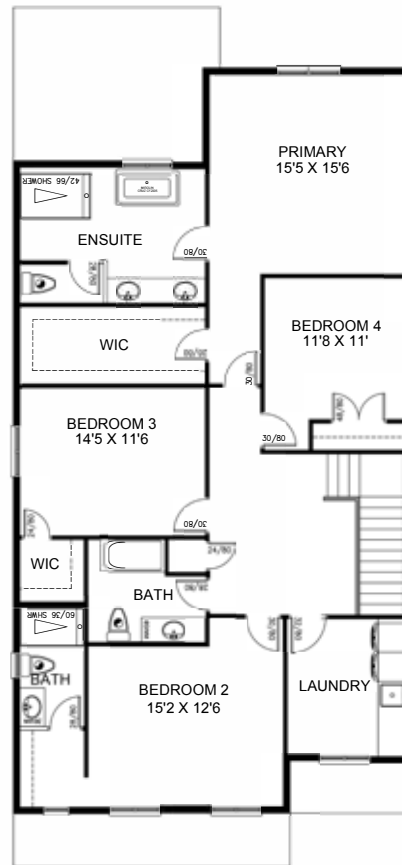
## MAIN FLOOR

1282 sq. ft

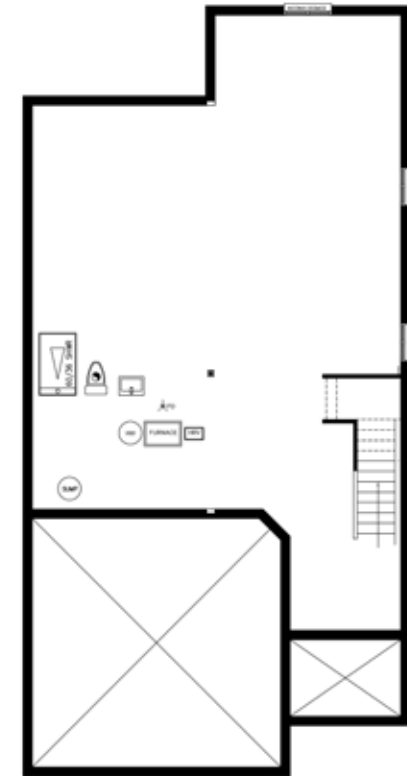


## SECOND FLOOR

1598 sq. ft



## FOUNDATION



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# THE MODENA



**2629 sq. ft** | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

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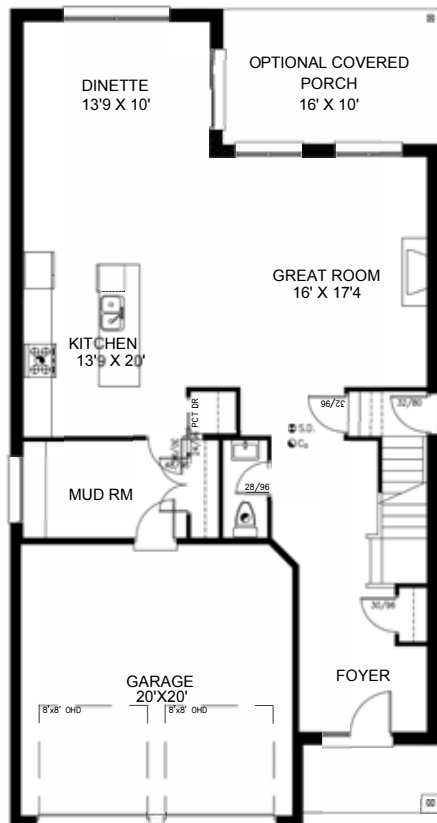


# THE MODENA



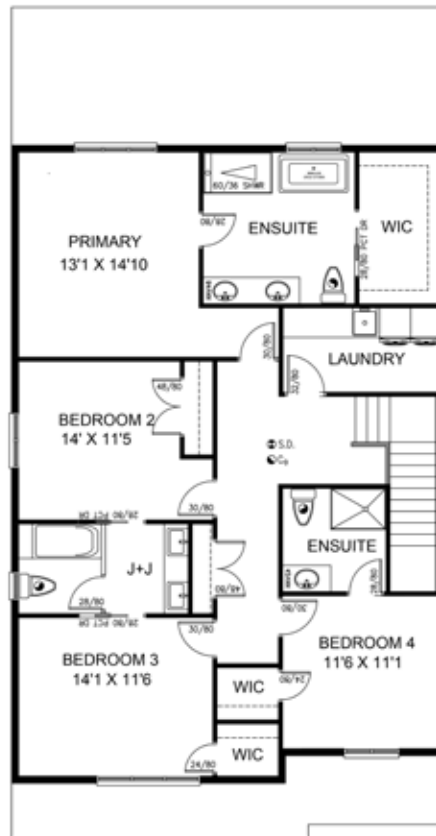
## MAIN FLOOR

1253 sq. ft

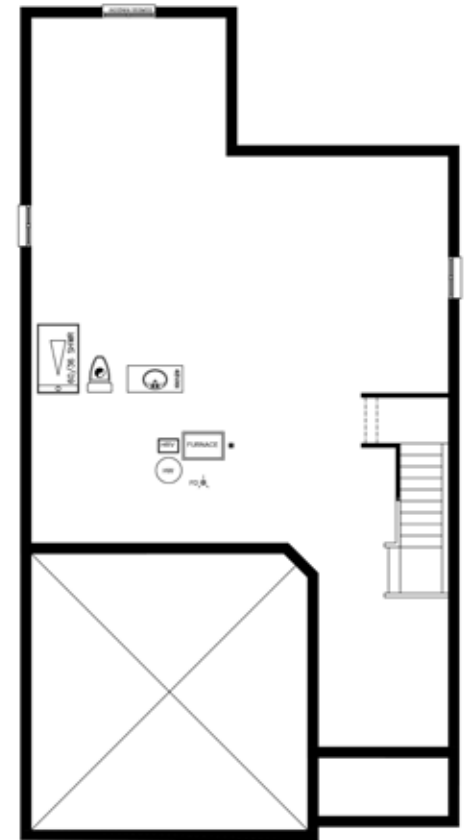


## SECOND FLOOR

1376 sq. ft



## FOUNDATION



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# THE MONZA



**1525 sq. ft** | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

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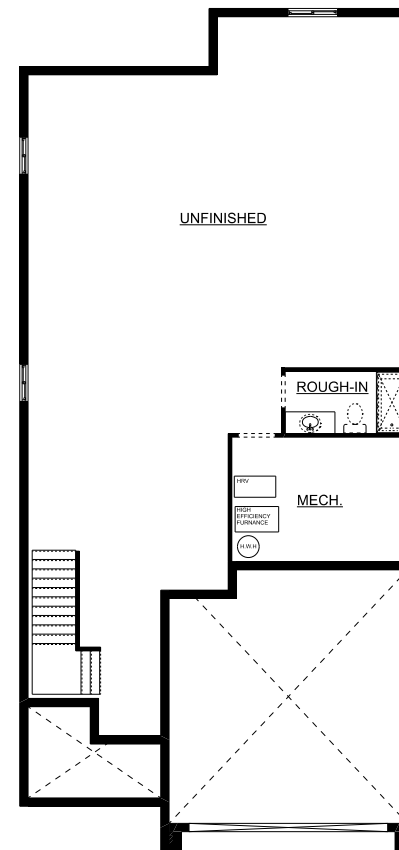
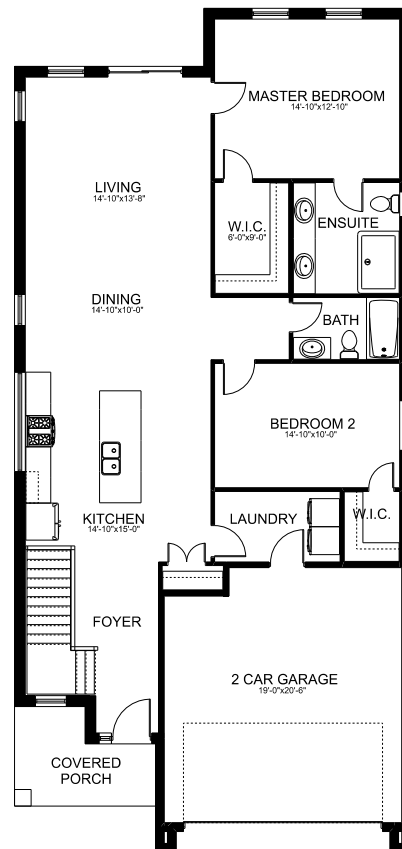
# THE MONZA



## MAIN FLOOR

## FOUNDATION

1525 sq. ft



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# THE TIVOLI



**2380 sq. ft**  
**2510 sq. ft**

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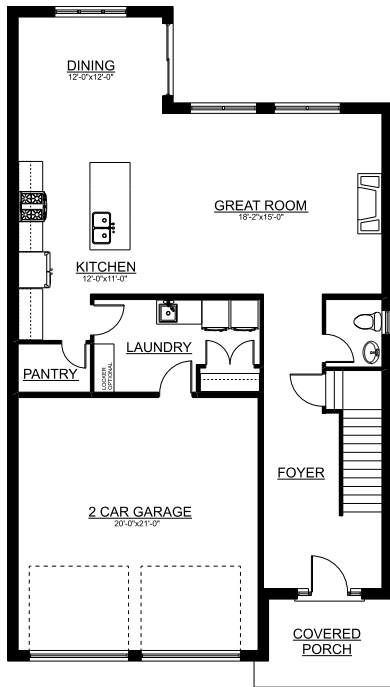
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# THE TIVOLI



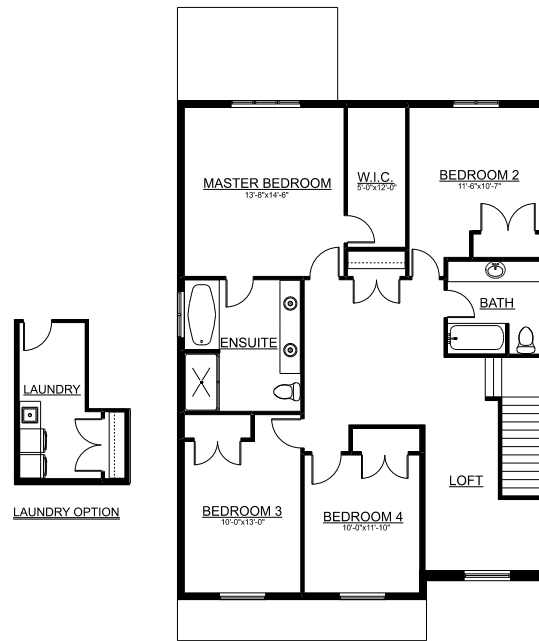
## MAIN FLOOR

1080 sq. ft

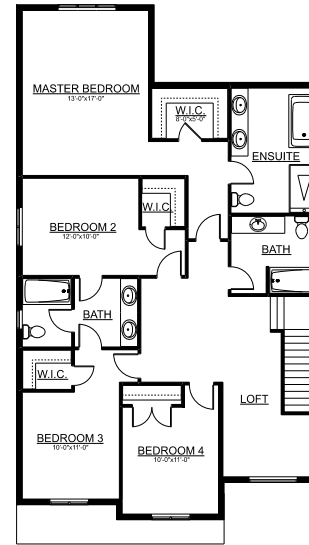


## SECOND FLOOR

1300 sq. ft & 1430 sq. ft

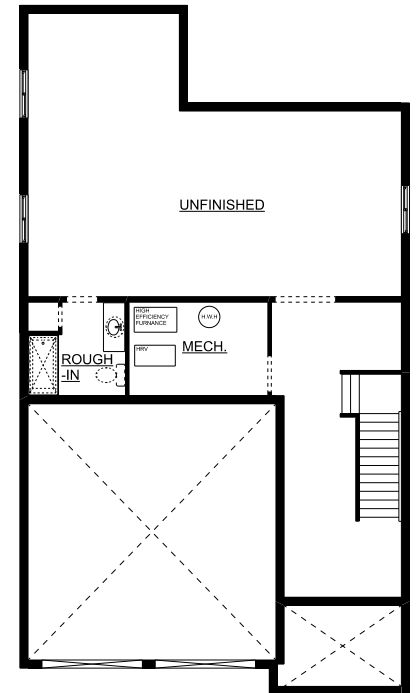


OPTION 1  
1300 SQ. FT



OPTION 2  
1430 SQ. FT

## FOUNDATION



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# THE VERONA



**1890 sq. ft** | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

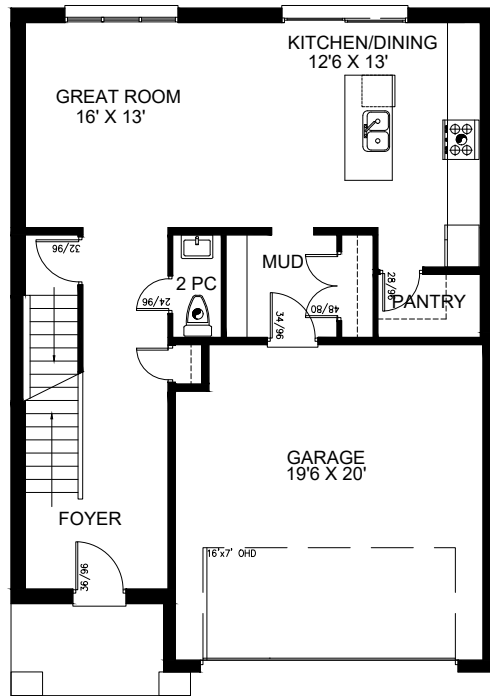
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# THE VERONA



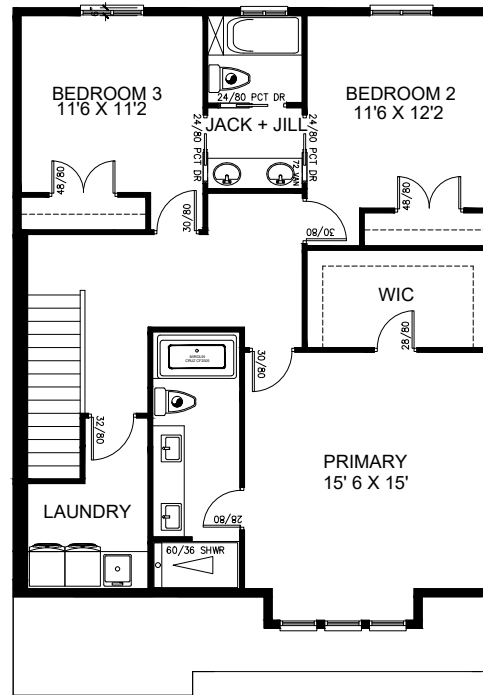
## MAIN FLOOR

812 sq. ft

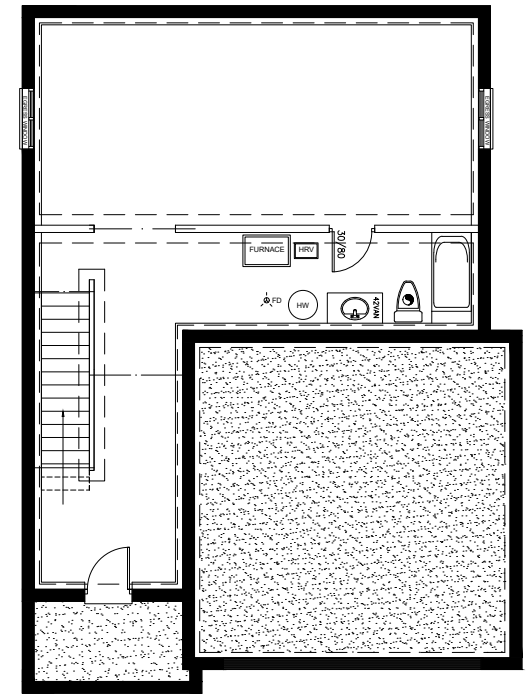


## SECOND FLOOR

1078 sq. ft



## FOUNDATION



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# STANDARD FEATURES

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## SITE WORK

- Excavate for foundation, backfill foundation and rough grade
  - Install sanitary sewer, plus water, plus hydro service
  - Entire lot to be graded and sodded
  - Handy Paver Driveway 12" x 12" and sidewalk from driveway to front porch
  - Survey supplied and building permit provided
  - Tarion Warranty included
- 

## FOUNDATION

- 9-inch foundation walls
  - Brick ledge around foundation walls where applicable
  - Concrete basement floor, garage floor and front porch
  - Delta MS wrap around exterior foundation walls
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## FRAMING

- 2 x 6 exterior walls
  - 2 x 4 in interior walls
  - 3/4" tongue and groove gold edge
  - Engineered roof trusses
  - 7/16" OSB on the roof
  - Architectural asphalt shingles installed with starter strip - Lifetime Warranty
  - 9-foot ceilings on main floor
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## MASONRY

- Clay brick CSR size, builder samples
  - One-piece stone sills at windows and doors
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## WINDOWS AND DOORS

- Windows are golden windows for these homes. Like in the previous creekview package
  - 8' tall- front door, garage to house and rear single door/ slider
  - R-12 Insulated garage doors
  - 8' tall tall front door, garage to house and rear house door to be double panel with single operating door as standard.
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## HEATING AND COOLING

- High efficiency forced air gas heating and central air conditioning with smart thermostat
  - Heat Recovery Ventilator Unit (HRV) included
  - Gas meter installed by Union Gas according to Union Gas policy
  - Tankless Hot Water Heater - Reliance rental
- 

## ELECTRICAL

- 200-amp electrical service with breaker panel. Location to comply with London Hydro
  - All wiring according to electrical building code
  - Two waterproof exterior electrical outlets with ground fault detector
  - Freezer outlet in basement
  - Hood fan supplied by homeowner in coordination with kitchen supplier
  - Smoke/CO2/strobe detectors included
  - Light fixtures allowance 1500.00
  - 10 LED Pot Lights included-each additional LED pot light \$170.00
  - Wiring for future garage doors opener (openers are extra)
- 

## PLUMBING

- Riobel plumbing fixtures in all bathrooms from builder's standard
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- Toilets and sinks installed from builder standard
- Free Standing Tub in ensuite and glass tile shower
- Double stainless-steel sink in kitchen
- Plumbing and wiring for owner's dishwasher
- Sump pump supplied and installed
- Rough in for future 3 pc. washroom in basement
- Water meter installed by City of London according to their policy.

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## FIREPLACE

- 60" electric fireplace included in family room

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## INSULATION AND DRYWALL

- Exterior walls R20 plus R5 code board.
- R 50 insulation in the ceiling
- California textured ceilings, except for bathrooms and laundry area
- All basement exterior walls to be studded and insulated with R12 insulation and R5 Comfort Board
- Garage to be dry walled, one coat of taping compound

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## TRIM, DOORS AND HARDWARE

- 3 ½" casing plus 5 ¼" baseboards
- 800 series doors included. Main floor interior only 8' doors included
- Quality hardware from builder samples
- Vinyl coated, wire shelving in all closets, 2 shelves in master bedroom, 4 shelves in linen closets and 1 shelf in all other closets

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## STAIRS & RAILINGS

- Oak tread stairs to bedroom area with iron spindles & matching handrail. Landing is hardwood

## PAINTING

- Pearl paint used throughout on trim and Regal flat washable paint on walls.
- Three colours included plus standard white trim color
- Deep based colours \$350.00 per room. \$300.00 for each additional colour over the standard (3 colors).
- Paint colors selected from Benjamin Moore
- Stain where applicable
- Builder not responsible for variation in stain colors and shade due to grain variation in wood

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## FLOORING

- Hardwood flooring from builder samples on main floor except for any bedrooms located on main floor or where tile is included.
- Quality carpet flooring from builder samples.
- Tile only included in ensuite bath, upper main bath and laundry.

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## KITCHEN, BATHROOMS AND LAUNDRY

- Kitchen cabinets, bathroom vanities and countertops supplied and installed – allowance is \$7.50 per sq ft. Quartz group 1 included in kitchen, main bath, powder, ensuite and island 30 sq ft.

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## MIRRORS

- Standard mirrors in bathrooms the full length of vanities

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## MISCELLANEOUS

- Alarm basic install included
- Central vacuum included and installed
- 7 outlets installed in total – cat5/tv/telephone

