

# BOLEER HEIGHTS



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**BRIAR 2082 SQ. FT**



**CALLA 2767 SQ. FT**



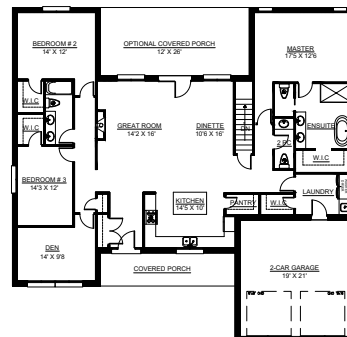
**CAMELLIA 2682 SQ. FT**

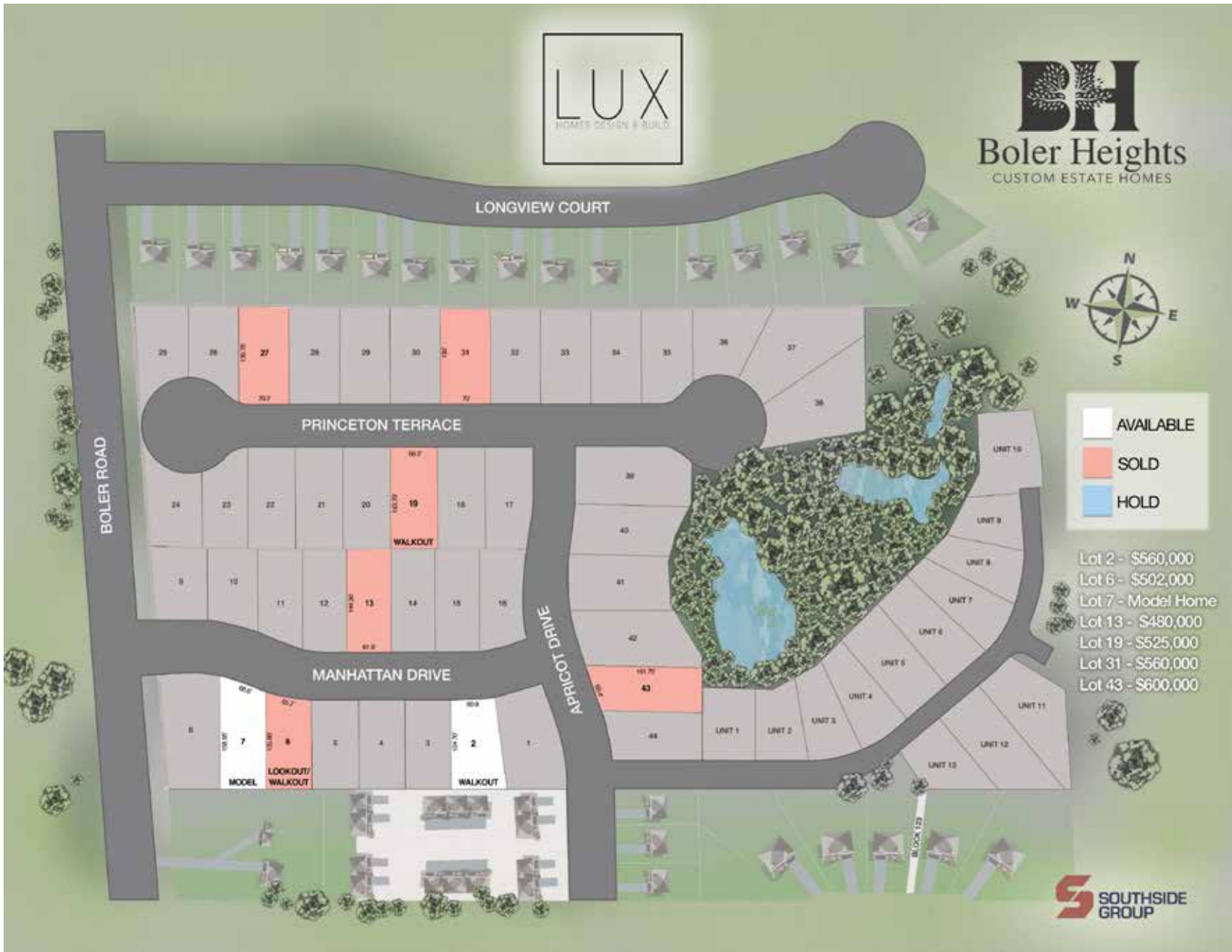


**MAGNOLIA 3005 SQ. FT**



**IVY 2383 SQ. FT**





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# THE BRIAR



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EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD



## MAIN FLOOR

2082 sq. ft





# THE CALLA



**2767 sq. ft** | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

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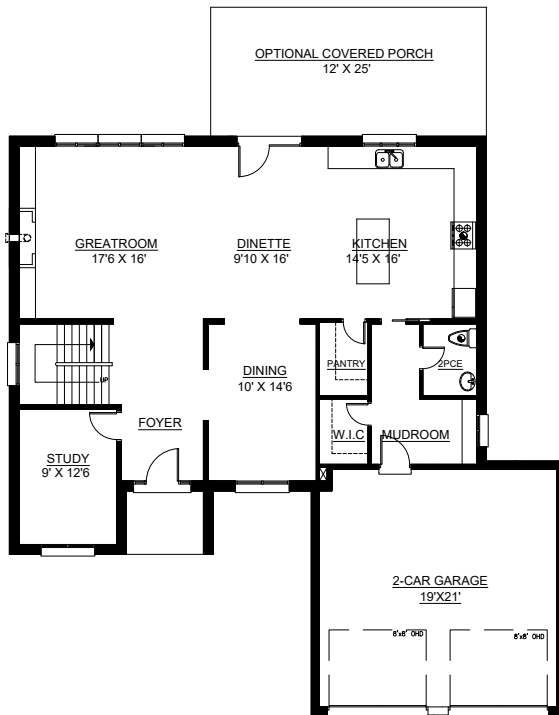


# THE CALLA



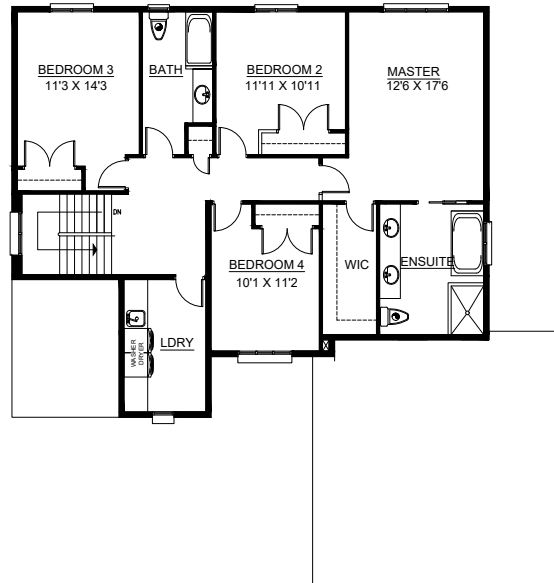
## MAIN FLOOR

1486 sq. ft

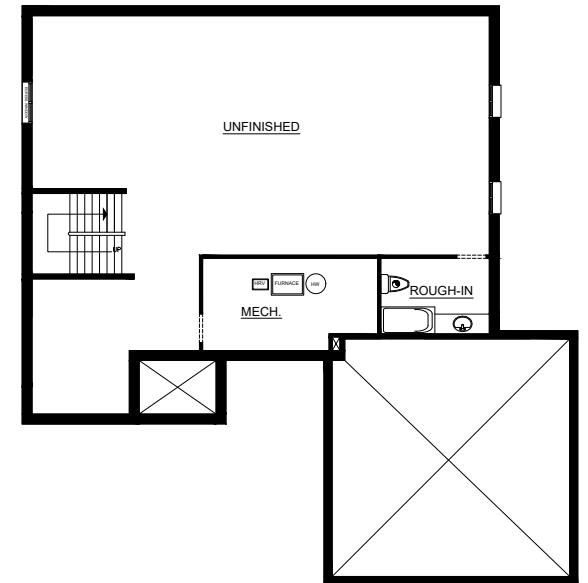


## SECOND FLOOR

1281 sq. ft



## FOUNDATION



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





# THE CAMELLIA



**2682 sq. ft** | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

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# THE CAMELLIA



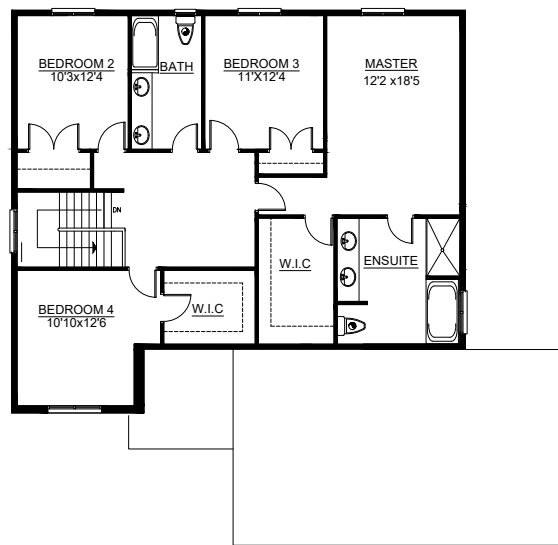
## MAIN FLOOR

1347 sq. ft

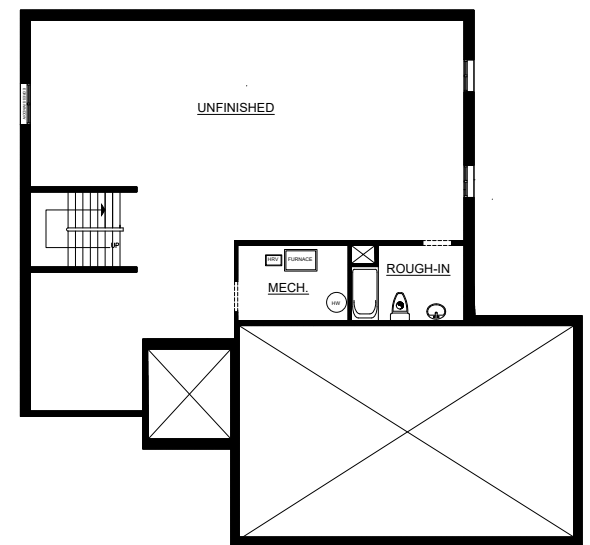


## SECOND FLOOR

1335 sq. ft



## FOUNDATION



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# THE MAGNOLIA



**3005 sq. ft** | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

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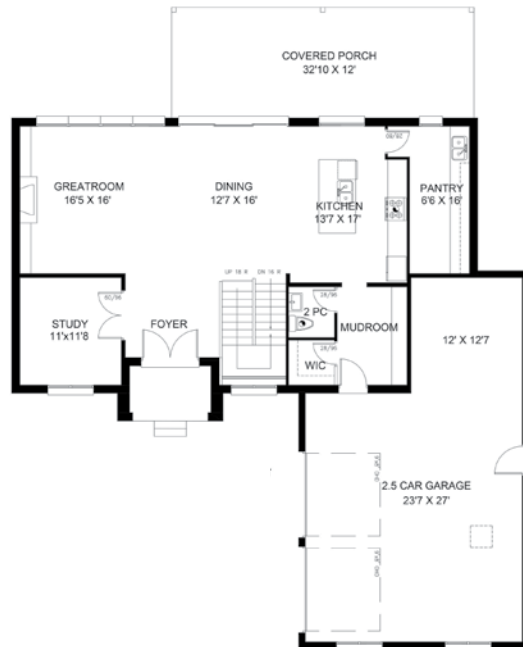


# THE MAGNOLIA



## MAIN FLOOR

1474 sq. ft



## SECOND FLOOR

1531 sq. ft



## FOUNDATION



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MODERN

TRADITIONAL



# THE IVY



**2383 sq. ft** | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

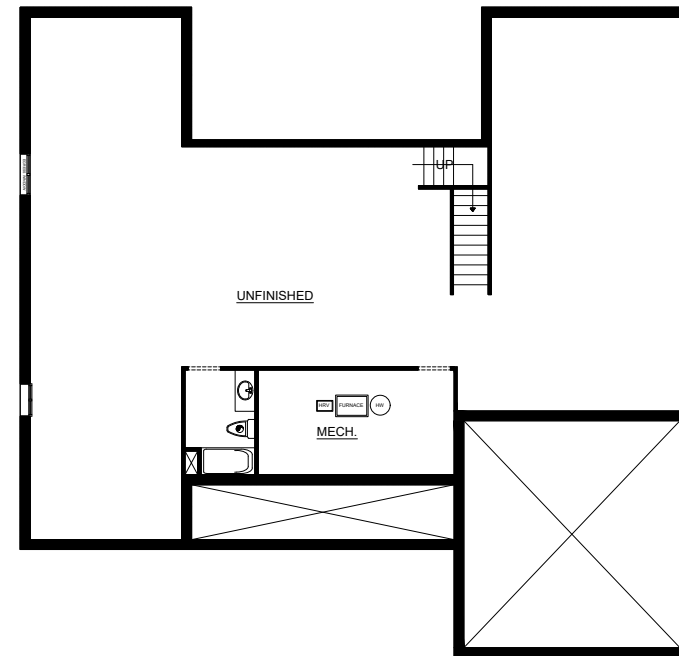
EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD



## MAIN FLOOR

## FOUNDATION

2383 sq. ft



# 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
- Concrete driveway 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

## 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 or 3/8" plywood on the roof
- Architectural asphalt shingles installed with starter strip - Lifetime Warranty
- 9-foot ceilings on main floor

## MASONRY

- Standard brick from builder samples
- One-piece stone sills at windows and doors
- 300 sq ft of stone included to be used on front elevation. Stone allowance \$7

## WINDOWS AND DOORS

- Raven Windows. European designed and built with tilt and turn operating windows as standard.
- 8' tall- front door, garage to house and rear single door/ slider
- R-12 Insulated garage doors
- 8' tall front door, garage to house and rear house door to be double panel with single operating door as standard.

## 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 2000.00
- 15 LED Pot Lights included-each additional LED pot light \$170.00
- Wiring for future garage doors opener (openers are extra)
- Builder's standard garage door openers



## PLUMBING

- Riobel plumbing fixtures in all bathrooms from builder's standard in black or chrome
- 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

- Gas Firepalce 40" included from builders sample

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## INSULATION AND DRYWALL

- Exterior walls R20 plus R5 code board.
- R 50 insulation in the ceiling
- California textured ceilings in all areas except for bathrooms
- All basement exterior walls to be studded and insulated
- 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 areas with tile. Second floor hardwood included in hallway only.
- 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 counter-tops supplied and installed – allowance is \$10.00 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
- Mirror trim in primary ensuite

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## MISCELLANEOUS

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

SPECIFICATION AND SUPPLIERS SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.



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