



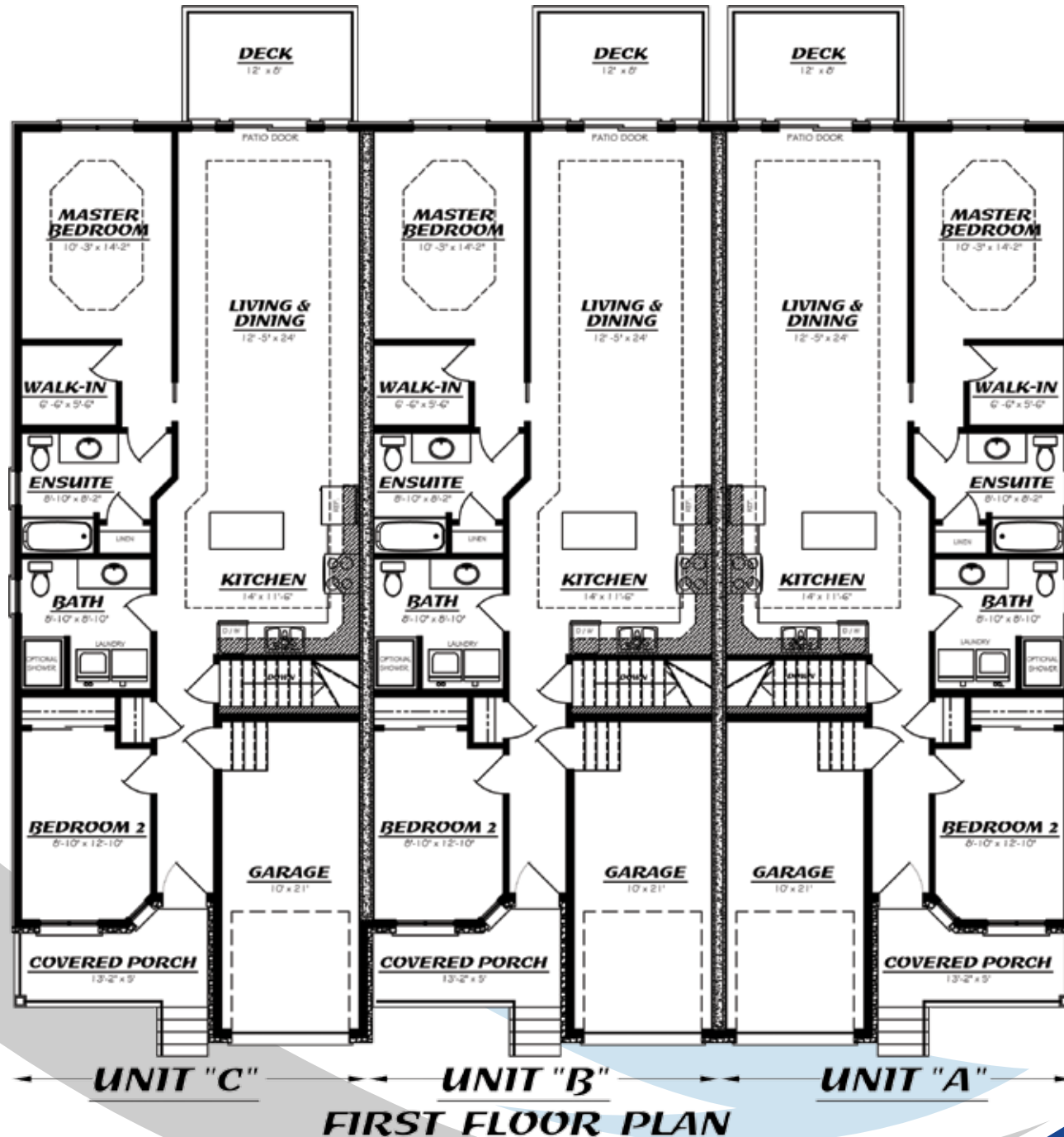
# The Meadows at St. Lawrence Court

Specifications & Features ₺



*Attention to detail!*  
Enjoy the comfort of your *Home Sweet Home* ₺

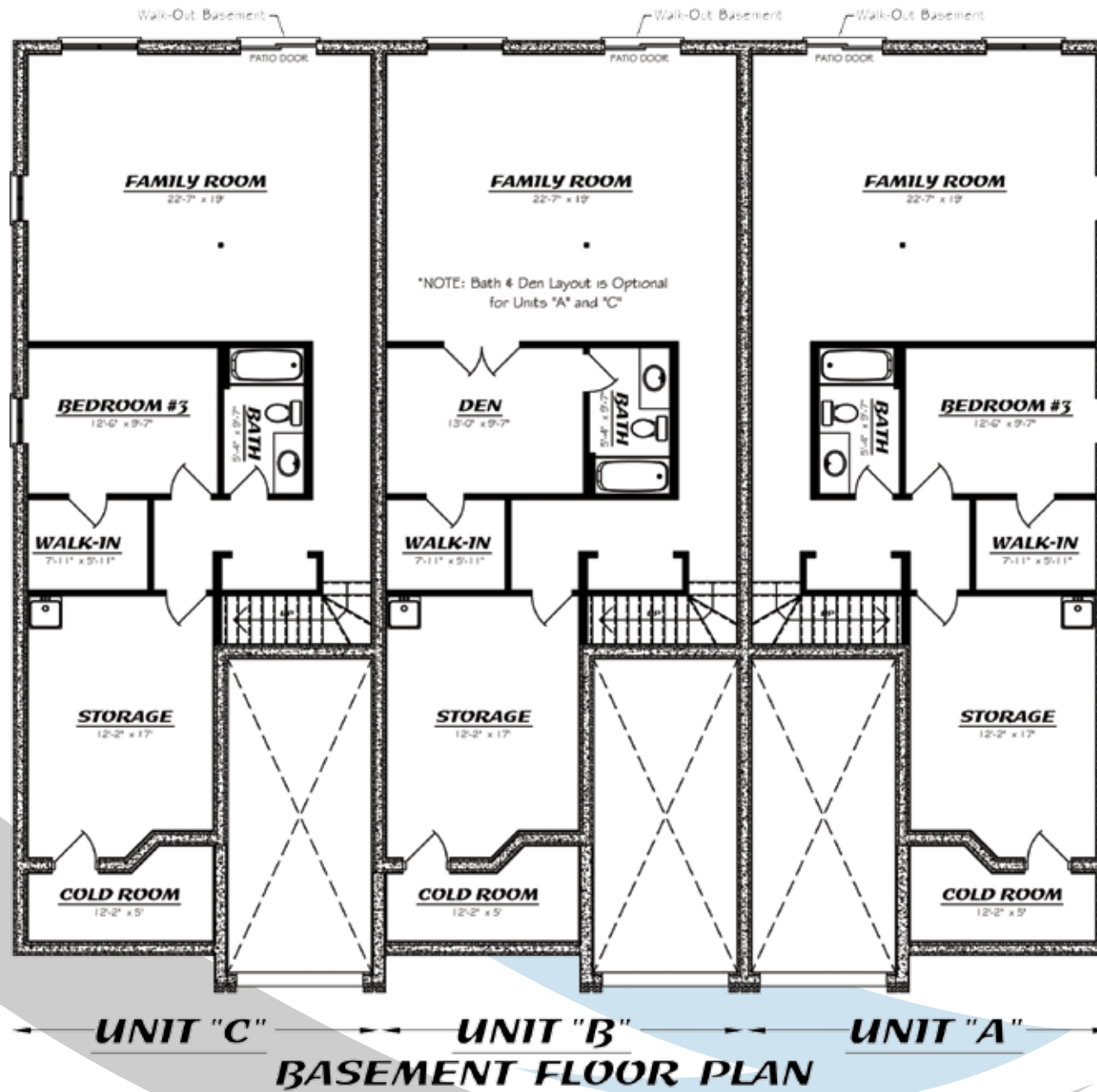




Total: 3465 sq.ft. (1155 sq.ft. per Unit)

\* Floor plans are subject to change without notification.

*The pride we take in every home we build!*  
*Enjoy the comfort of your Home Sweet Home ₺*



\*\*Basement layout as shown above is an Optional upgrade, unfinished basement is standard in all units.

\* Floor plans are subject to change without notification.





*Commitment to our customers!*

Enjoy the comfort of your *Home Sweet Home* ₺

## The Meadows at St. Lawrence Court

### Specifications & Features

#### Special Features:

- Approx. 1100 sq. ft. Living area on main level
- Large concrete front porch
- Walkout basement
- ICF (insulated concrete forms) foundation with insulated concrete floor
- Full Height ICF Party wall (Middle wall between units a&b and b&c)
- Engineered grading plan allows for basement walkouts

#### Lot:

- Frontage end unit 29' ( 8.85 m)
- Frontage middle unit 24' (7.31 m)
- Depth 135' (41.14 m)
- Fronting on rebuilt Centre Street
  - Freshly paved
  - Concrete street curbs and sidewalks
- Paved driveways are 30' long (9.14 m) to allow for extra parking

#### Structure:

##### (Foundation)

- Drainage layer connected to the city storm sewer
- Waterproof membrane on foundation
- Basement height is 7' 9"

##### (Party Walls)

- ICF to the ceiling for the highest level of sound proofing and fire protection

##### (1st Floor)

- Trayed ceiling in Master Bedroom and large Trayed ceiling throughout the main living/dining & kitchen area
- 9½" International Beam floor joisting @ 16" c.c.
- Exterior walls 2" x 6" @ 16" c.c. kiln dried spruce
- Interior & garage partitions 2" x 4" @ 16" kiln dried spruce
- Exterior walls R20 fiberglass
- "Green Board" moisture and mold resistant sheetrock used in all washrooms and cold storage

##### (Roof)

- Truss roof with 6/12 pitch
- 7/16" OSB sheathing on the roof
- 15lb. synthetic paper over entire roof
- Owens Corning TruDefinition® Duration® Designer Colors Collection that come with a "Limited Lifetime Warranty"
- R50 blown-in fibrous loose-fill thermal insulation

##### (Garages)

- Walls 2" x 6" @ 16" c.c. with R20 insulation
- ½" gypsum board on walls
- Ceiling ½" gypsum board with R20 insulation
- Automatic garage door opener with 1 remote and exterior keypad for keyless entry

##### Doors & Windows

- All high quality steel doors with brick moulding and magnetic weather-stripping
- Jeld-Wen PVC windows with low-E argon gas thermopane, brick moulding, casement & single hung, interior vinyl extensions

##### Heating, AC and HRV

- York® LX TM9V 40,000 btu, 96% eff. natural gas furnace
- York® LX Series YCJF 14.5 SEER Air Conditioner
- Heat / Cool programmable thermostat with 4" display
- Vanee 60H Heat Recovery Ventilator, system for fresh air distribution to entire house
- All duct work with return air drawn for each bedroom, living room, and basement
- Neoprene flexible connections at furnace to eliminate vibration transfer
- External filter rack for easy replacement
- Furnace feet under furnace to raise cabinet off of floor
- Dryer vented to exterior
- Dedicated Bathroom exhaust fans
- Range hood vented to exterior





### ***Electrical - Telephone - Cable***

- 100 Amp service – breaker panel
- All electrical work done to Ontario Electrical Safety Code standard
- Wired Smoke and Carbon Monoxide detectors on each floor - interconnected
- 4" insulated pot lighting in kitchen areas (3)
- Arc fault breaker on bedroom receptacles
- All bedrooms have center ceiling lighting
- 24 volt front door bell & chime
- Wired for telephone jacks – (Living-dining / Kitchen / Bedroom)(connected to demarcation)
- Wired for television – (living/dining, bedrooms)

### ***Plumbing***

- 1Pc domeless tub shower
- Pressure and temperature controlled - single handle tap, with spout and chrome shower head
- single handle basin faucets
- double kitchen sink with deck – 3 hole
- 6 litre toilet with insulated lined tank
- Venting & drainage ABS
- 2 frost free hose bib
- Hot water tank (rental) (40gal.)
- All basements come with rough-in for future 4 piece bath

### ***Kitchen & Bath***

#### ***St. Lawrence - Standard Kitchen***

- Modern raised panel European style cabinets with a clean white finish
- Standard 30" upper cabinets
- Various door pulls or handles to choose from
- Laminate counter tops that emulate genuine natural stone
- Center ceiling light
- Double kitchen sink
- Vanities with cultured marble tops
- Crown moulding
- Light valance (light fixtures are extra)

### ***Exterior Finishings***

- Exterior walls are a combination of stonework and vinyl siding as shown in the plan
- Aluminum soffit & fascia
- Eavestrough
- Vinyl front shutters as shown in the plan
- Concrete front porch
- Stained wooden railing and porch post
- All units come complete with a 12' x 8' Pressure Treated decks, 5/4 Plank decking, and 2"x2" wood spindles

### ***Flooring – Trim - Finishing***

- Bath, Laundry, Hall are all Ceramic
- Living Room, Dining room and Kitchen are Engineered Hardwood
- Bedrooms are Berber carpet
- Six panel interior doors
- Lever door handle with satin stainless steel finish
- MDF 2 3/4" Colonial Casing
- MDF 4 1/8" Colonial Base
- 2 coats of latex finish paint

### ***Landscaping***

- 10' wide paved driveway with a minimum of 12" granular bed
- Front yard is sodded
- Side and Back yards graded and seeded

### ***Upgrades Options***

- Finished basements completed to the same specifications/finishing as 1st floor
- Flooring - Ceramic
- Flooring - Canadian Heritage engineered hardwood flooring or Bruce Eng. Flooring
- Many more upgrades available, please inquire with agent

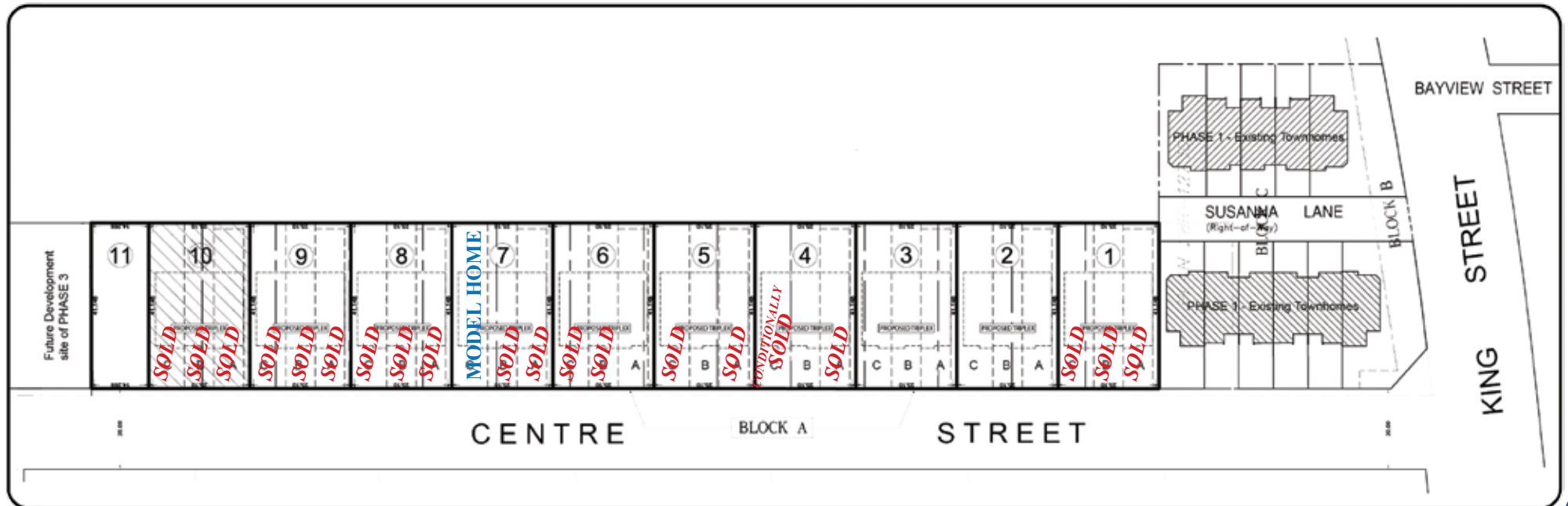
### ***Notes:***

*All specifications are subject to change without notice.  
All specifications and workmanship meet or exceed the requirements of Ontario Building Code and/or Tarion Corporation.*

*\*Renderings may vary slightly from final construction*



## Subdivision Lot Layout



### ***Upgrade Costs: (Prices include hst)***

Flooring - upgrade carpet to hardwood in master bedroom	\$950.00
Flooring - upgrade carpet to hardwood in front bedroom	\$850.00
Flooring - upgrade carpet to hardwood in both bedrooms	\$1,700.00
Upgrade from Laminate Counter Top to Granite or Quartz with various profile options	T.B.D. (based on options)
Main Floor Bathroom - Fiberglass Shower	\$2,000.00
Main Floor Bathroom - Custom Riverstone Shower	T.B.D. (based on options)
Master Bathroom walk in shower	T.B.D. (based on options)
Partial Finished Basement - / Finished Rec Room	T.B.D. (based on options)
Finished Basement - Option A & C, end unit	\$22,400.00
Option B, middle unit	\$22,600.00
Flooring - upgrade carpet to hardwood & vinyl to ceramic (basement level)	\$6,000.00
Back deck finished with Eastern White Cedar above the Pressure treated Frames with black steel spindles	\$2,000.00
Change rear deck standard 2x2 wood spindles to black steel spindles	\$500.00
Two tiered pressure treated stairs from deck	\$2,400.00
Covered Rear Deck (Only available on Pre-Construction Purchases)	\$6,000.00

### ***Kitchen upgraded pricing***

	<b><i>Standard</i></b>	<b><i>Upgrade</i></b>
30" Cupboards	Included	\$5,800.00
40" Cupboard	\$950.00	\$6,400.00
Valance & Crown	Included	\$1,100.00
Bar Over Hang on Island	Included	TBD

### ***Lighting Fixture Options***

- Many more upgrades available, please inquire with agent

### ***Plumbing Fixtures & Vanity Upgrades***

- Many more upgrades available, please inquire with agent





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## The Meadows at



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¥ - Artist renderings for presentation only,  
landscaping options as detailed in Exterior Finishings.

Sweet Water Homes reserves the right to change floor plans layouts, specs., and suppliers  
without notice. Due to logistical issues that can arise in ordering and shipping  
schedules, all information in this booklet is subject to change