



## ELLESMERE

3,526 SQ.FT.

Includes 53 sq.ft. finished basement

Lots 1,2,3 - ELEV. A

**centreville**  
homes



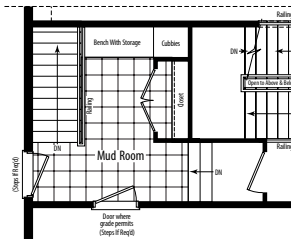
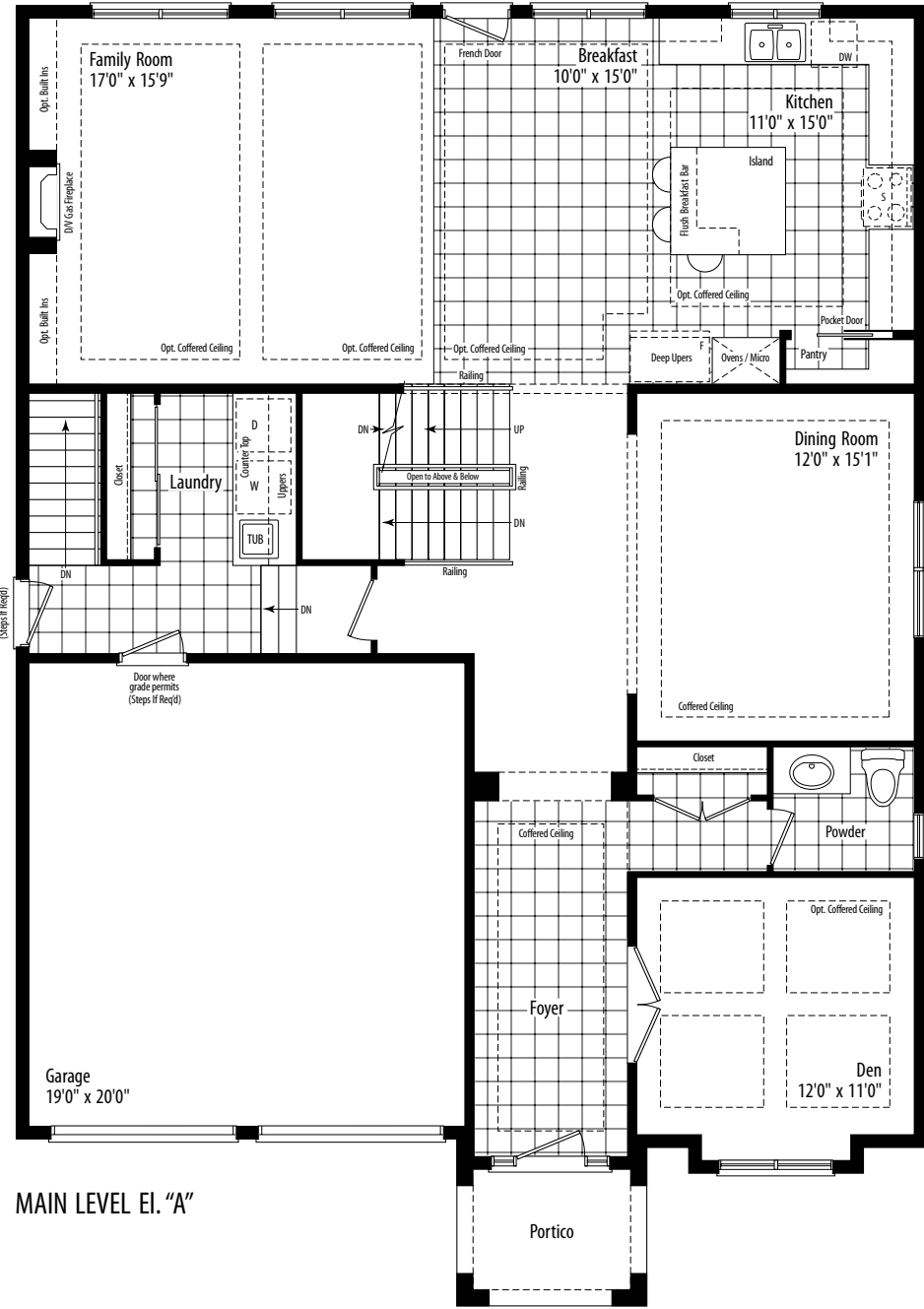
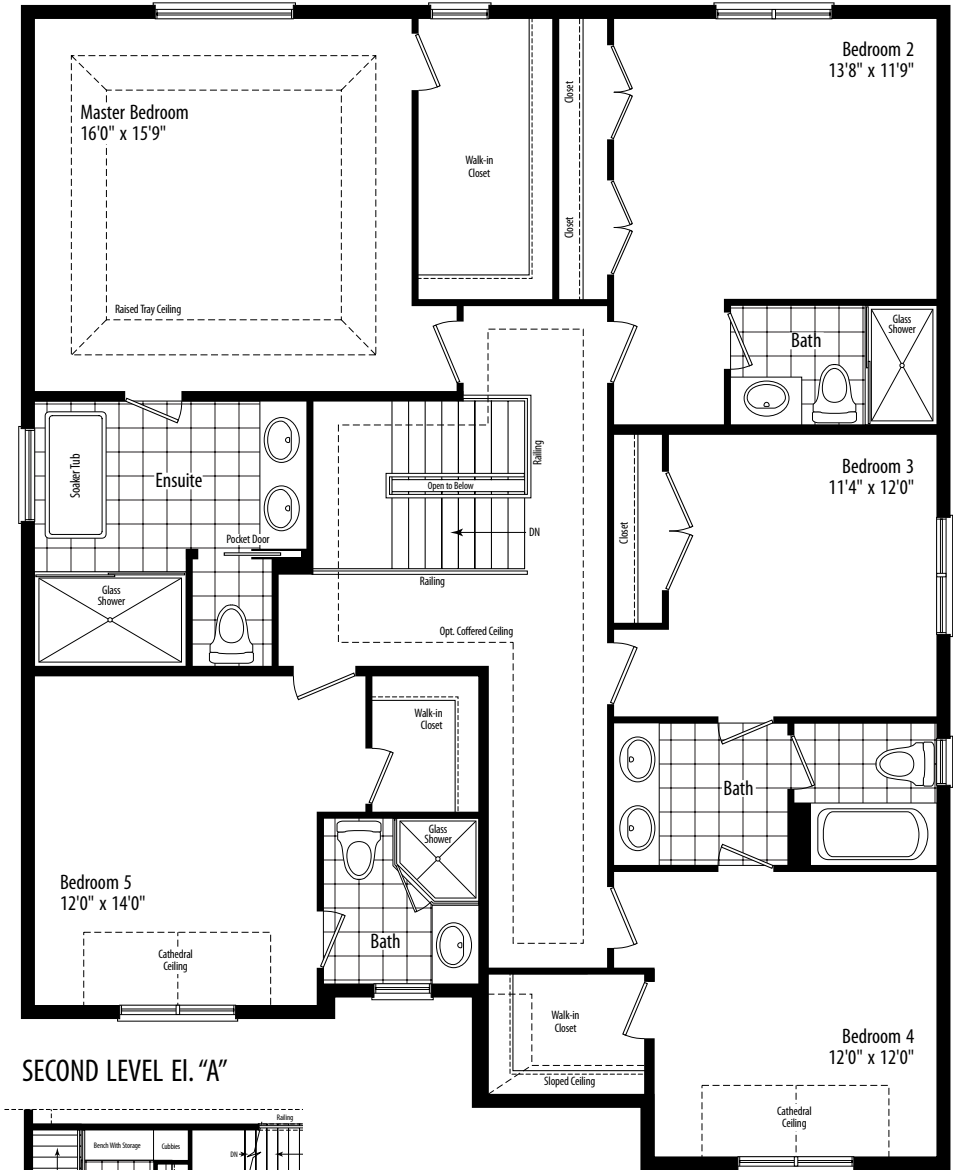
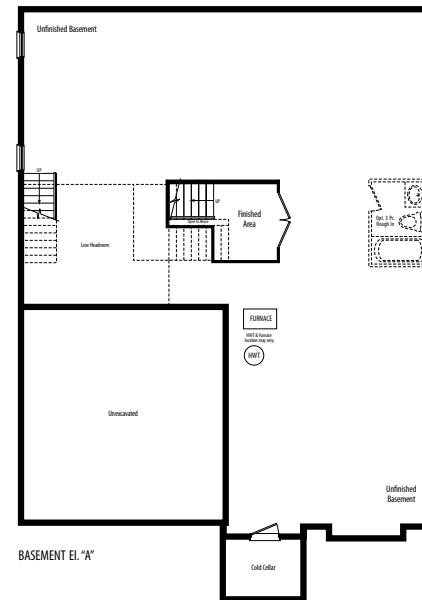
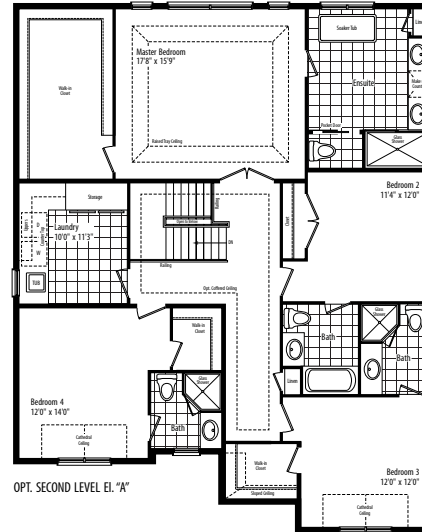
Artist's concept

# ELLESMERE

## 3,526 SQ.FT.

Includes 53 sq.ft. finished basement

### Lots 1,2,3



Room sizes shown are approximate and are not guaranteed. Orientation of the plans and floor layouts may be reversed or mirrored from those shown and may be amended to deal with mechanical chases or bulkheads. Plans and specifications are subject to individual site conditions. Materials, specifications and floor plans are subject to change without notice. The calculations and measurements of the areas represented adhere to the rules and regulations of the Ontario New Home Warranty Program, Bulletin 22. Note: actual usable floor space may vary from the stated floor area. All illustrations are artist's concepts. E.&O.E.



# HIGHLIGHTED FEATURES

- Soaring 10' Ceilings on Main Floor and 8 foot on upper levels
- Smooth Ceilings on Main Floor
- 3" Backband Casing & 5 1/4" complimentary Baseboard
- Grand 8-foot front entry door
- 8' 2 panel Interior smooth doors on Main Floor
- Oversized 12x24 Porcelain Tile Throughout Home (as shown on plan)
- Berber Quality Carpet in all bedrooms, and basement
- 3 1/4" x 3/4" engineered hardwood throughout main level, and second floor hallway.
- Frameless Glass Shower in Master Ensuite
- Gas Fireplace with Limestone Mantle As per plan on 50 Foot Lots
- Linear Electric Fireplaces on Hearth Models
- Upper Cabinets in Laundry Room as per plan
- Extended height upper cabinets in designer kitchens
- Chimney style stainless range hood or designer kitchen cabinet with stainless hood as per plan
- Granite Countertops in Kitchen with undermount sink
- Spray insulation in garage
- Engineered floor joists system
- Rough in BBQ line on decks as per plan

## EXTERIOR

- Energy efficient vinyl casement windows throughout with grills at front elevation only
- 8-foot-tall front entry doors with glass sidelight(s) as per applicable plan complete with stainless steel exterior grip set
- Metal insulated garage door(s) as per applicable plan

- Limited Lifetime Warranty (30 year) quality asphalt roof shingles

## INTERIOR

- Trimmed archways throughout main level only as per applicable plan
- Ground and Main level ceilings to receive smooth finish. Textured Stipple ceiling to include 4 inch smooth boarder throughout the Upper Level
- All bathrooms and kitchen to be smooth finish ceilings as per applicable plan
- Interior doors and trim to be painted white and fitted with straight stainless lever door hardware with coordinating hinges
- Purchasers choice of 1 standard interior wall paint colour to be selected from Builder's standard samples
- Natural oak veneer staircase from ground floor to upper level as per applicable plan
- Builder grade lower level staircase to basement be finished in one coat grey paint (only with unfinished basement Plan)
- Natural 1 3/4" oak pickets with 2-1/2" solid oak handrail and post as per applicable plan
- Designer Kitchen cabinets to include extended height upper cabinets (drywall bulkheads where applicable to plan), deep fridge upper cabinet with extended gable(s) above as per plan
- Designer post-formed laminate countertops included for all bathrooms as applicable to plan
- Frameless glass shower door and enclosure in the master ensuite only as per applicable plan
- Framed glass shower doors and enclosures as per applicable

## FLOORING

- Ceramic floor tiles throughout wet areas as per applicable plan

- Ceramic wall tiles on bathtub enclosures including ceiling (except deck tub layout)
- 3 3/4" wide natural finish engineered hardwood flooring in the dining room, living room, family room and library, where applicable as per applicable plans
- Quality Berber carpeting throughout, except those areas covered with ceramic tile or hardwood flooring, as brochure

## PLUMBING

- Double stainless steel under mount sink in kitchen with a single lever faucet with pull down spray
- One exterior water tap (plus one located in garage)
- Shut off valves for all sinks
- 2-piece standard white toilets
- White drop-in acrylic soaker tub in master ensuite only where applicable to plan
- Pressure balanced shower faucets in upstairs washrooms, where applicable as per plan (except deck tub layout)
- Single lever faucets for all bathroom vanities

## ELECTRICAL & HEATING

- Direct vent gas fireplace with a pre-cast limestone mantel as per applicable plan
- Linear Electric fireplaces on Hearth Models
- 200 AMP circuit breaker panel
- High efficiency forced air gas furnace with HRV
- One exterior electrical outlet at rear of house and one at the front porch (plus one located in the garage). As per code.
- Electrical outlet(s) in garage for future garage door opener(s)
- Builder's standard electric smoke detectors and carbon monoxide detector according to Ontario Building Code

- Rough-in dishwasher, plumbing and electrical only (not connected to panel)
- Rough-in central vacuum with collection to garage
- Rough-in telephone wiring includes one in the kitchen and one in all bedrooms as per applicable plan
- Rough-in cable T.V. wiring in family room, library and all bedrooms as per applicable plan
- Provision for future electric car charger (includes conduit chase only)

## GENERAL NOTES AND ACKNOWLEDGMENTS:

- Centreville Homes warranty is backed by Tarion, which includes:  
The home free from defects in workmanship and materials for one (1) year after the closing or possession date as applicable  
A two (2) year warranty coverage on electrical, plumbing, heat delivery, and distribution system\*\*  
A seven (7) year warranty against major structural components of your new Home\*\*  
The individual guarantees provided by the quality brand-name suppliers of the many components that go into your new home. We carefully select component suppliers for roofing, hardware, electrical components, heating, cooling and mechanical systems, appliances, plumbing and other key elements and the warranties provided by these reputable brand name suppliers are all passed on to you
- Lower level not finished or as per plan\*
- Specifications, terms and conditions are subject to change without notice. E.&O.E.
- \*as per plan
- \*\* see Tarion for full warranty details