

Bridlewood Homes: MAGNOLIA FIELDS

Bridlewood Homes is proud to be a part of the Magnolia Fields development.

Available ★

Sold ✖

Express Home ☆



With these **special home sites** each new Bridlewood Home will be of the scope and scale such a home site deserves. For pricing please contact us at 519-652-1455 or newhomes@bridlewoodhomes.ca E&OE.

PHASE I

MAGNOLIA FIELDS

MODELS

The Cornell (1,937 sq ft)
 The Kent (2,007 sq ft)
 The Westpoint (2,253 sq ft)
 The Duke (2,152 sq ft)
 The Yale (2,297 sq ft)
 The Duke II (2,322 sq ft)
 The Harvard (2,588 sq ft)
 The Tri-Bay (2,665 sq ft)
 The Stanford (2,731 sq ft)
 The Columbia (2,811 sq ft)

PURCHASE PRICE

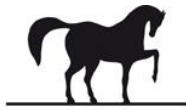
\$ 929,900
 \$ 949,900
 \$1,019,900
 \$1,019,900
 \$1,029,900
 \$1,059,900
 \$1,119,900
 \$1,159,900
 \$1,179,900
 \$1,189,900

LOT AVAILABILITY, MINIMUM SQUARE FOOTAGE, REQUIREMENTS, LOT DIMENSIONS & LOT PREMIUM

<u>LOT</u>	<u>APPROX. SIZE (FEET)</u>	<u>LOT PREMIUM</u>	<u>STATUS</u>
Lot 53	36' x 114'		SOLD
Lot 54	36' x 112'		SOLD
Lot 61	36' x 136'		Available
Lot 62	36' x 154'		Available
Lot 63	36' x 171'	\$15,000	Available
Lot 64	36' x 189'	\$20,000	Available
Lot 65	36' x 206'	\$25,000	Available
Lot 161	39' x 133'	\$35,000	Available
Lot 162	39' x 114'	\$35,000	SOLD
Lot 163	39' x 114'	\$50,000	Available
Lot 164	39' x 114'	\$50,000	SOLD
Lot 165	39' x 114'	\$50,000	Available

Note lot sizes are approximate, please refer to the official site plan for actual dimensions. Lot premium if any to be added to base price of home. E&OE





Bridlewood

HOMES

MAGNOLIA FIELDS – Building Specifications & Allowances

Site

- Excavated for foundation, backfill and rough grade.
- Install sanitary sewer, water, and hydro service to house.
- Full sod in front, side and back of house.

Driveway & Walkway

- Front walkway & driveway to be 12x12" handypaver or Covington 3 size pavers.

Foundation

- Foundation is 9" poured concrete walls as per plan.
- Exterior foundation walls tar sprayed and wrapped.
- Weeping tile installed around exterior of footings attached to sump pit and pump.
- Poured concrete floors, garage floor and front porch as per architectural drawings.
- Parging on exterior foundation.
- 8' 4" basement height approx.

Framing

- 9' ceilings on main floor. 8' ceilings on second floor.
- Exterior walls to be 2" x 6" wall construction.
- Interior walls framed with 2x4 studs.
- Roof has pre-engineered wood trusses.
- All structural steel as per size designed for load requirements.
- Floors to be Engineered floor system with 5/8" T&G plywood, nailed, glued, & screwed down.

Roofing

- 3/8" plywood roof sheathing and 30 yr. self-seal asphalt Timberline shingles.
- Roof vents as per plan.

Masonry & Exterior

- Brick as per elevation. Allowance to be \$700.00 per thousand. Stone to be Arriscraft or Shouldice as per builders selection.
- Dry-vit stucco as per elevation.
- Soldier course as per plan.

- Full brick on first storey, front sides and back with siding on second story.
- Maintenance free aluminum siding, eaves, soffit, fascia per elevation.

Garage Doors

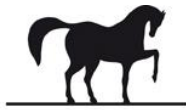
- Garage doors to be CHI 2250/4250 steel garage doors.

Window & Doors

- Coloured exterior Golden Windows with (white interior) are energy efficient, maintenance free double-glazed casement, Choice of 4 exterior colours white, black sable or sandstone.
- Screens for all operational windows.
- 10 year manufactures warranty on windows.
- All exterior doors are steel clad with dead-bolts, patio doors clad in aluminum.
- Weatherproofing with premium high quality elasticity caulking.

Heating & Cooling

- Lennox ML196 high efficiency dual-stage forced air furnace with high-low return venting.
- Lennox 13ACX Central Air Conditioning unit.
- Napoleon Ascent B36NTR gas fireplace, direct vent in great room – as per plan.
- Lifebreath Heat Recovery Ventilation (HRV) unit – simplified version.
- Gas Meter installed by Union Gas to standard policy.
- Lennox Comfort Sense M30 Wifi Touch Screen Programmable thermostat.
- CO and smoke detectors with strobe light.
- Bathrooms to include Delta GBR100 fans, high-quality, low noise vented to exterior.



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Electrical

- Electrical Service to be 200 amp with circuit breaker panel.
- Wiring is in accordance to Ontario Hydro's building code.
- Electrical Boxes to be sealed on all exterior walls & ceilings.
- Garage to be pre-wired for automatic door openers.
- Stove & Dryer have separate 220 volt outlets.
- Lighting allowance to be \$1,000 including HST.
- Ten (10) 4" pot lights included.
- Decora light switches throughout. Copper wiring.
- Microwave & Dishwasher have separate outlets.
- 2 waterproof exterior electrical outlets with ground fault detector.
- Installation of standard hood fan over stove.

Plumbing

- Plumbing in bathrooms to include American Standard Evolution round front toilet.
- American Standard Colony drop in vanity sink.
- Moen Chateau one handle vanity faucet chrome.
- Mirolin BA5 acrylic tub/shower unit w/ tension curtain rod (as per plan) in main bathroom.
- Mirolin Brooke CF2002 soaker freestanding tub as per plan.
- Kitchen to have double undermount stainless steel sink ND1931U/9 with Riobel 'Pro Njoy' pull-out faucet chrome.
- Laundry to have Kindred QSL2020/8/3 drop-in stainless steel sink with Moen 7425 chrome faucet or one piece tub with Duratub cabinet for storage (as per plan).
- Double vanity with tiled shower and tempered glass door in Ensuite Bath (as per plan).
- Floor drain & rough-in for future 3-piece bath in basement.
- Vista Branford White RC2PV50H6N water heater to be 50 gal. high efficiency rental .
- Waterlines to be Wirsbo plastic tubing.
- Floor drain/furnace drain in basement.
- Submersible sump pump with check valve.
- Regulator mixing valve for hot water tank.

Insulation & Drywall

- Insulation to be R24 in all exterior walls, R50 in ceilings, R20 blanket in unfinished basement.
- All interior walls to be ½" drywall with all insulated ceilings to be ½" CD (rigid board) drywall.
- Textured knockdown ceilings throughout except baths and laundry room.
- Garage interior walls to be 1/2" with one coat compound & lightly sanded and one coat of paint.

Trim & Hardware

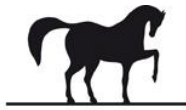
- Trim to be painted 3 ½" casings w/ 5-1/4" base boards or equivalent.
- Main stairs to have poplar stringers, poplar treads, risers and poplar handrail with poplar pickets.
- Unfinished basement stairs to have spruced closed riser type stringers, spruce handrail/spindles as per plan.
- Interior Doors to be 800 series doors, paint finish and quality hardware.
- Standard fireplace mantle in greatroom.
- Schlage decorative lock, dead bolts and interior hardware in choice of finish with matching hinges.
- Vinyl coated wire shelving in all closets to be standard shelf and rod.

Paint

- Pittsburgh Paints "Manor Hall" – 2 Color Selection (pastel light base colours).
- Eggshell paint finish on walls, baseboard/doors/jamb/casing to be acrylic 'semi-gloss'.
- Premium line Stain – where applicable in 3 coat application (stain, sealer, varnish).

Flooring

- Carpeting on second floor in hallway and bedrooms. – under pad & carpeting as per builder's sample & allowance.
- Ceramic Tile/Pre-finished Hardwood throughout main floor and tile in laundry room and all bathrooms.



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MAGNOLIA FIELDS – Building Specifications & Allowances

Kitchen & Bathrooms

- Kitchen cabinets & countertops, bathroom vanities, and laundry room cabinets & countertops allowance to be \$25,000.00 includes HST.

Mirror

- Full plate glass vanity mirrors in all bathrooms full width of vanity.

Home Audio, Phone, Internet & Cable

- Central Vacuum rough-in and Security System rough-in.
- Telephone to be prewired with 3 jacks & 3 TV outlets.

Warranty

- All Bridlewood Homes carry the Two & Seven Year Tarion Warranty. Two year builder's warranty will commence upon completion of the new home.

E&OE.

January 24, 2023