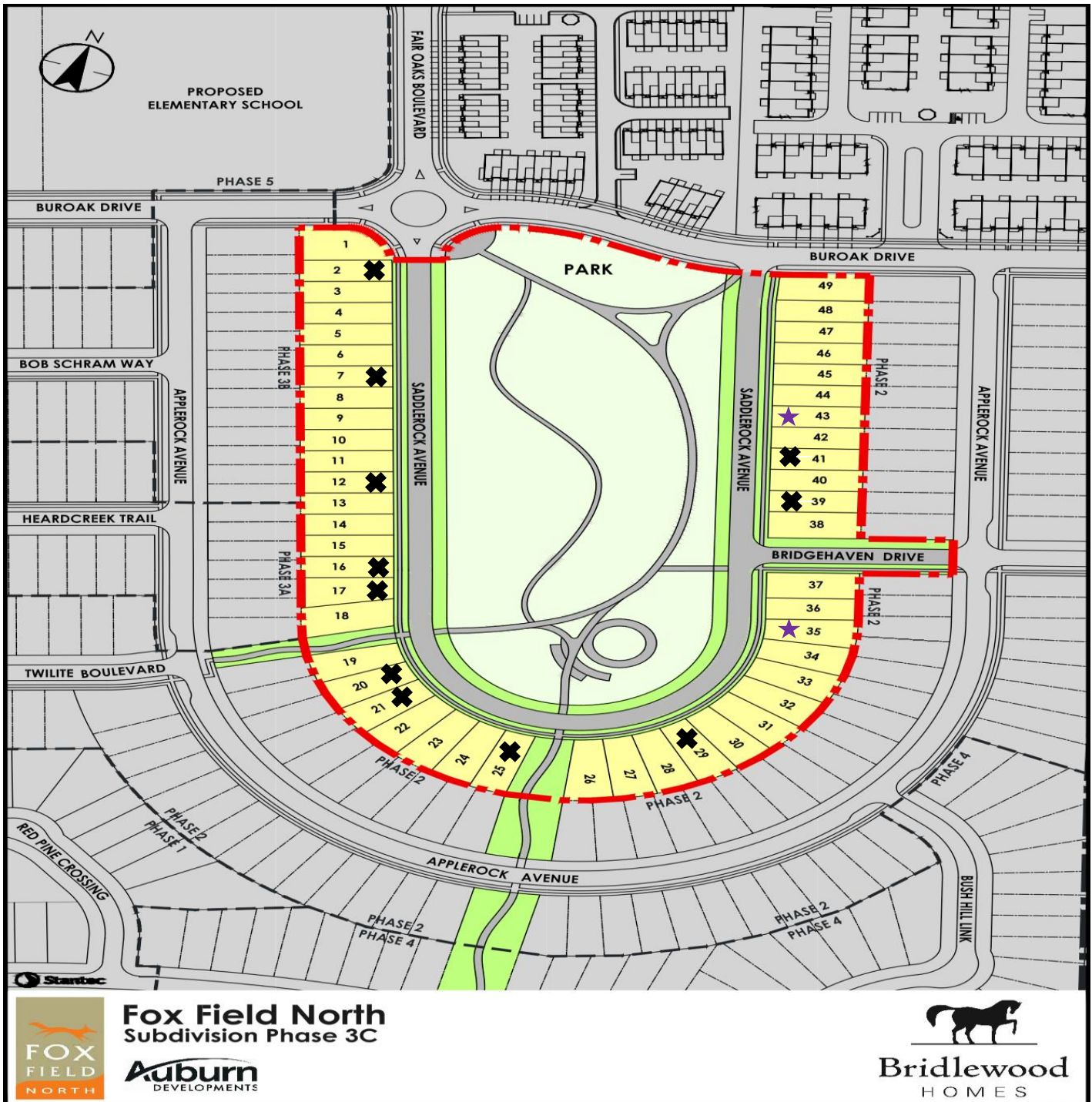


Bridlewood Homes: FOX FIELD NORTH

Bridlewood Homes is proud to be a part of the Fox Hollow in North London.

Available ★ Sold ✖ Express Home ★



Fox Field North
Subdivision Phase 3C
Auburn
DEVELOPMENTS



Bridlewood
HOMES

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. www.bridlewoodhomes.ca

PHASE I & II

FOX FIELD NORTH

PHASE I & II

MODELS

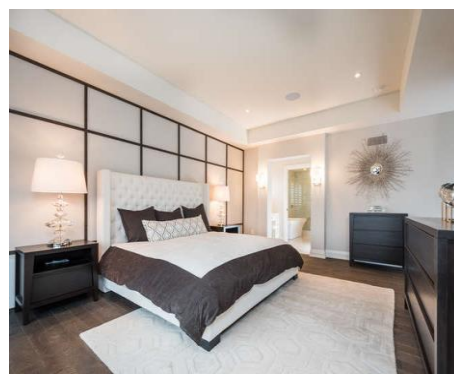
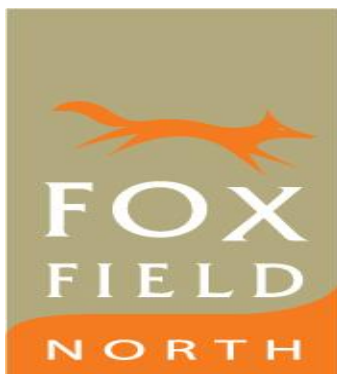
| | |
|-----------------------------|-------------|
| The Cornell (1,937 sq ft) | \$ 930,000 |
| The Kent (2,007 sq ft) | \$ 940,000 |
| The Westpoint (2,253 sq ft) | \$ 999,000 |
| The Duke (2,152 sq ft) | \$1,050,000 |
| The Duke II (2,322 sq ft) | \$1,075,000 |
| The Harvard (2,588 sq ft) | \$1,132,000 |
| The Tri-Bay (2,665 sq ft) | \$1,160,000 |
| The Stanford (2,731 sq ft) | \$1,180,000 |
| The Columbia (2,811 sq ft) | \$1,210,900 |

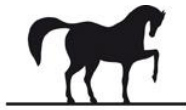
PURCHASE PRICE

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 2 | | | SOLD |
| Lot 7 | | | SOLD |
| Lot 12 | | | SOLD |
| Lot 16 | | | SOLD |
| Lot 17 | | | SOLD |
| Lot 20 | | \$25,000 | SOLD |
| Lot 21 | | | SOLD |
| Lot 25 | | | SOLD |
| Lot 29 | | | SOLD |
| Lot 35 | | | Express Home |
| Lot 39 | | | SOLD |
| Lot 41 | | | SOLD |
| Lot 43 | | | Express Home |

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

FOX FIELD NORTH - 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" handpaver 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

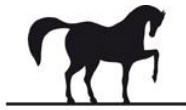
- Garage doors to be CHI 2250/4250 steel garage doors.

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.



Bridlewood

HOMES

FOX FIELD NORTH - Building Specifications & Allowances

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

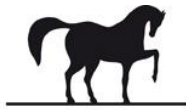
- Trim to be painted 3 ½" colonial casings w/ 5-1/4" colonial base boards or equivalent.
- Main stairs to have poplar stringers, poplar treads, risers and poplar handrail with poplar pickets.
- Unfinished basement stairs to have spruced closed riser type stringers, spruce handrail/spindles as per plan.
- 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/ jambs/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.



Bridlewood HOMES

FOX FIELD NORTH - 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.

November 3, 2022