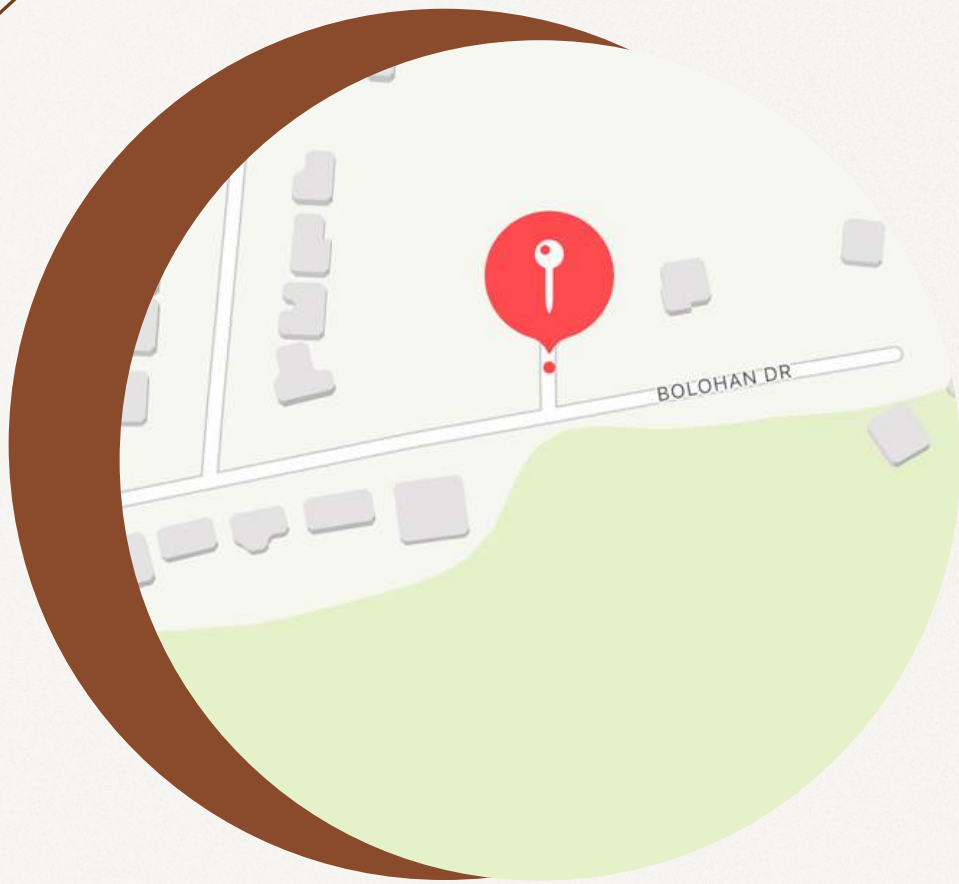


WELCOME TO

The Paulus Subdivision

PAULINE & JANELLE LANOUE
WWW.LANOUREALTORS.COM
HOMES BY: CREATIVE TOUCH LTD.





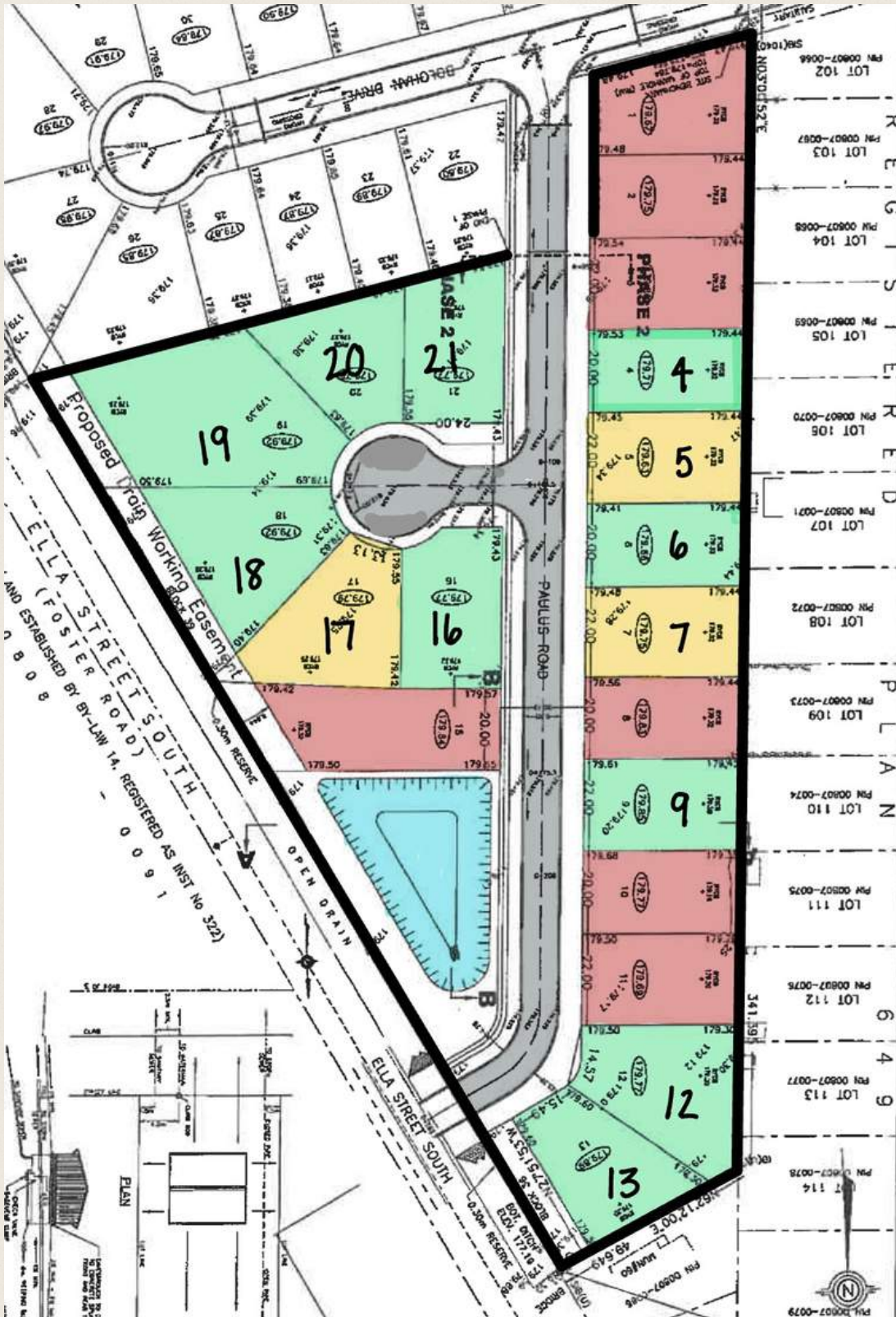
WELCOME

To our new Southside Subdivision:

- Large Scale Lots
- Custom Build Projects
- Call today to reserve your lot & build date
- Future Projects Accommodated

Payline & Janelle

MAP



Currently Available

Lots

Lot 4:
54 Paulus
65x125
\$200,000

Lot 6:
50 Paulus
65x125
\$200,000

Lot 9:
44 Paulus
72x125
\$200,000

Lot 12:
48 Paulus
44x125x112x138x25
\$230,000

Lot 13:
50 Paulus
50.63x137.95x125x107
\$240,000

Lot 16:
Bea Court
149x79x84x132
\$210,000

Lot 18:
Bea Court
40.26x152x130x152
\$240,000

Lot 19:
Bea Court
44.58x152x110x141
\$250,000

Lot 20:
Bea Court
44.55x112x133x128
\$220,000

Lot 21:
Bea Court
83.76x112x149x82.5
\$220,000

Houses

Lot 5: 52 Paulus
72x125
1743 SQ FT Ranch
786 SQ FT Garage
360 SQ FT of Covered Porches
Includes: Concrete Driveway, Sidewalks,
Porches & Front Sod
\$898,625

Lot 7: 48 Paulus
72.18x124.67
1624 SQ FT Ranch
929 SQ FT Drive Through Garage
256 SQ FT of Covered Porches
Includes: Concrete Driveway, Sidewalks,
Porches & Front Sod
\$849,900

Lot 17: Bea Court
132x100x60x130x45
1746 SQ FT Handicap Accessible Ranch
817 SQ FT Garage
327 SQ FT of Covered Porches
Includes: Sod, Concrete Driveway,
Sidewalks, Porches & Decks
\$929,750

ALL PRICES INCLUDE HST

CUSTOM QUALITY CONSTRUCTION

FOUNDATION

- 8" x 20" 20 MPA concrete footings with cross overs
- 25 MPA concrete wal mix for basement and 4' high for garage with delta MS waterproofing
- 4" big O tile around inner and outer wall perimeterst to sump well
- Schedule 28 pipe around foundation for rain and sump leads connected municipal storm sewer premium pipe
- 8" of clear stone base with 4" 25 MPA concrete basement floor

FRAMING

- 6" sill gasket
- 2 x 6 foundation plates
- 2 x 10 floor joist glued sheathing
- 2 x 6 walls with sheathing and house wrap to prevent wind infiltration
- Garage walls are 2 x 4 with sheathing and house wrap Interior walls are 2 x 4 construction

ROOF

- 2 x 4 prefabtrusses on 24 " centers made from kiln dried lumber 2 x 6 facer boards
- 1/2 " plywood sheathing with ply chips
- Rhino paper on entire roof and ice and water shield where required.
- 40 year shingles as per customer Roof vents pvc to match

WINDOWS AND DOORS

- Windows as per plans
- Pre-finished insulated 9100 series garage doors

EXTERIOR DETAILS

- Brick or siding as per elevations
- Window have walco sills not brick
- Pre-finished Maintenance free vinyl soffits and fascia choice of colours Aluminum eaves trough choice of colour
- 32 MPA concrete porch with air and broom finished where applies
- 32 MPA concrete garage floor with air slopped to the outside
- Finished grading two lot lines once only
- Covered patio approximately 12 x 12 included.

INSULATION SYSTEM

- All insulation and vapour barrier above Ontario Building Code
- R 50 blown in the ceilings.
- R 22 batt insulation in exterior walls of house and garage
- R 12 batt insulation in studded basement Vapour barrier on all insulated surfaces
- Foam sealant spray around all doors and windows

ELECTRICAL

- 100 AMP main services
- Plugs to code
- Lights and fan controls in rooms where applies
- Fixtures not included
- Smoke and carbon detectors with beacon light were required.
- 2 exterior plugs and 1 in eaves for Christmas lights
- 220 volt stove and dryer outlets
- 2 roughed in phone jacks
- Up to 20 potlights

CUSTOM QUALITY CONSTRUCTION

PLUMBING

- 1pc tub and shower
- Pressure balance Tub and shower taps
- Stainless steel double kitchen sink with pull out spray
- China sinks in all baths
- Lined toilet with seat
- 2 outside frost free taps
- All water lines are pex plastic ABS drains
- Union Gas hot water tank (rented) supplied and installed
- Exhaust fan in bathrooms
- Roughed in 3 piece bath in basement
- Sump pump

HEATING

- High efficient gas forced air furnace with sized duct work
- Central air conditioner
- Dryer vent installed through wall

INTERIOR FINISHES

- 1/2 drywall on ceilings and walls, sanded, primed, 2 coat of finished paint, 2 colours
- Colonial 800 series prehung and bi-fold doors
- 2 3/4 colonial casing paint grade
- 4" colonial base paint grade
- Railing with spindles and hand rail paint grade as required
- Stairs to basement
- Pewter handles on all doors
- Deadbolts with passage on all exterior doors
- Wire shelving in all closets with hanging bar as per plan except walk in

FEATURES

- 7 year limited Tarion New Home Warranty Program
- Water, storm, sanitary hookups
- Quality workmanship

ALLOWANCES

- Cabinets and vanity and counter tops \$35,000 including all material, installation and taxes
- Brick - select from builder's samples \$3.70/sq ft
- Flooring \$5 laminate/lvt sq ft
- Windows \$15,000

NOTE:

All services are to be supplied by vendors chosen by Creative Touch, Not using suppliers of Creative Touch a managing fee will apply. All dimensions are approximate. Specifications are subject to change without notice. O.B.C. - Ontario Building Code. E. & O.E.

***All prices and materials, subject to change and availability.**

Interested in Building ?

Step 1: Pick your lot

Step 2: Contact Pauline & Janelle

Step 3: Pick your Plans (Do you want Ranch, Two Storey, Raised Ranch, 2 or 3 Car Garage Etc.)

Step 4: Price your Build

Step 5: Make Adjustments to Plans (If Necessary)

Step 6: Lock in Your Build



CONTACT US

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THANK YOU

