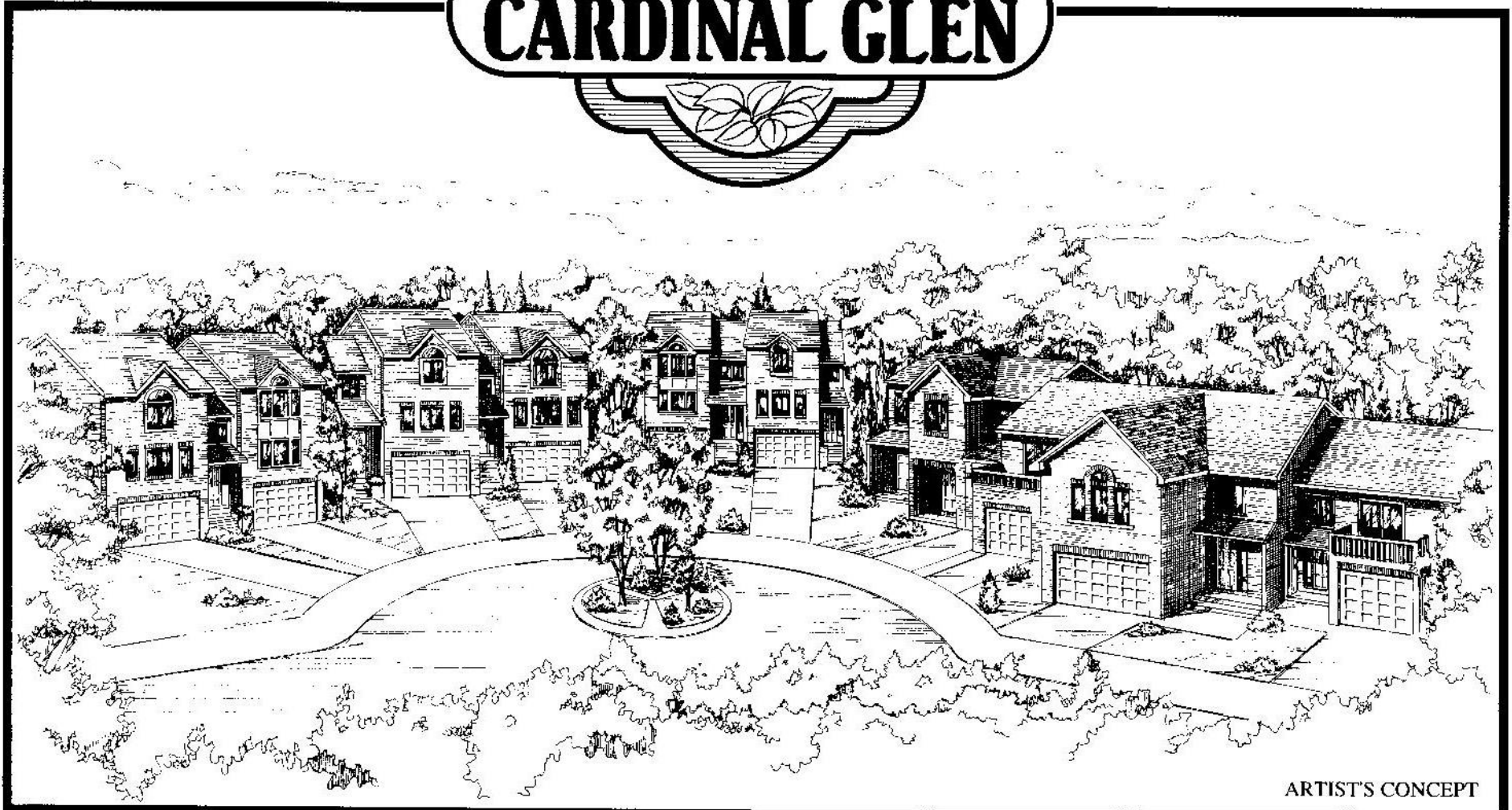




THE VILLAGE OF
CARDINAL GLEN

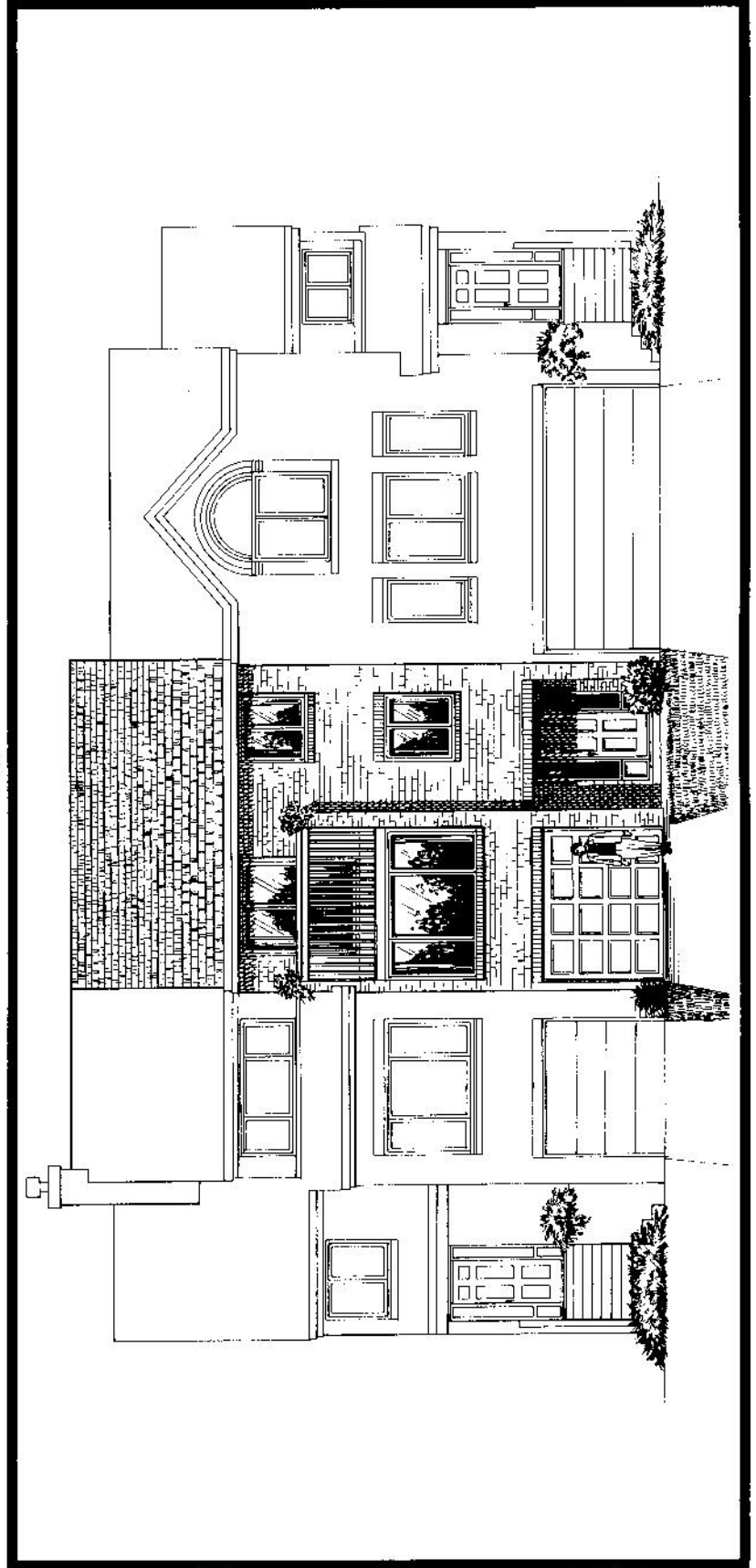


ARTIST'S CONCEPT

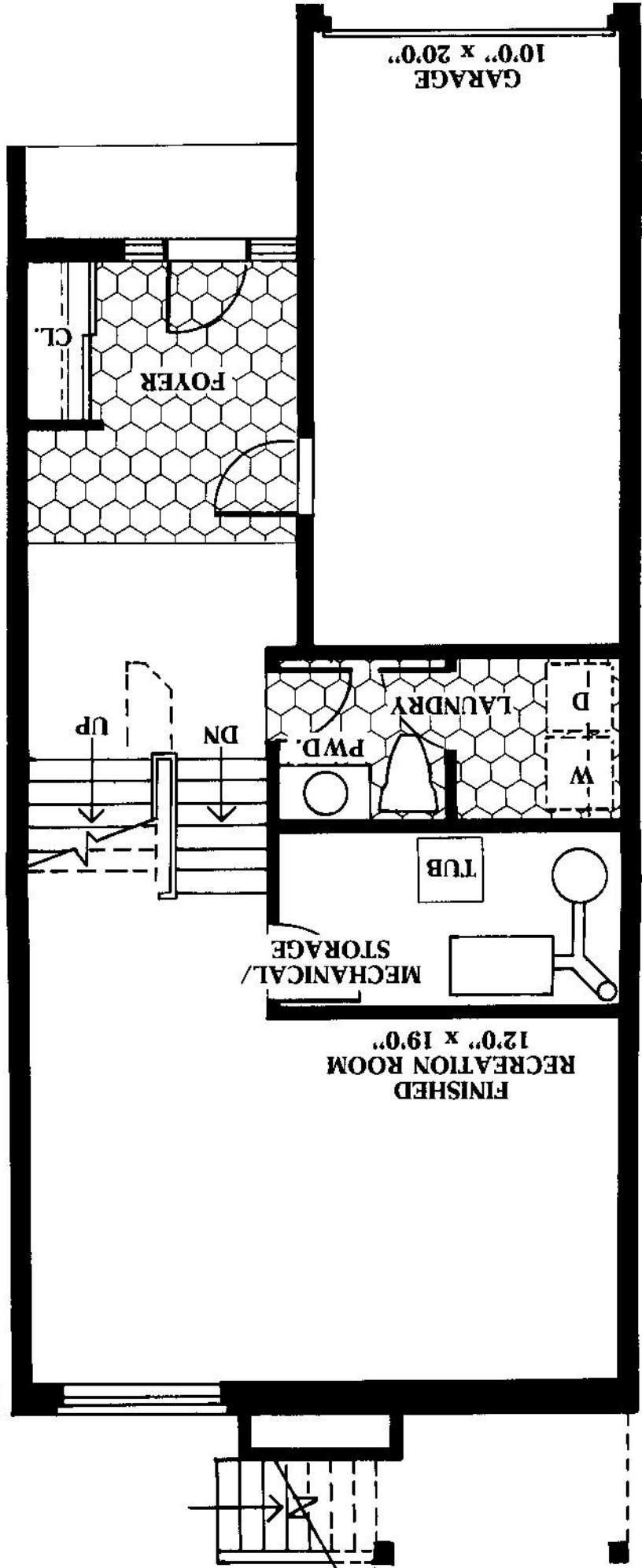


THE FRANKLIN

2222 SQ. FT.



GROUND FLOOR

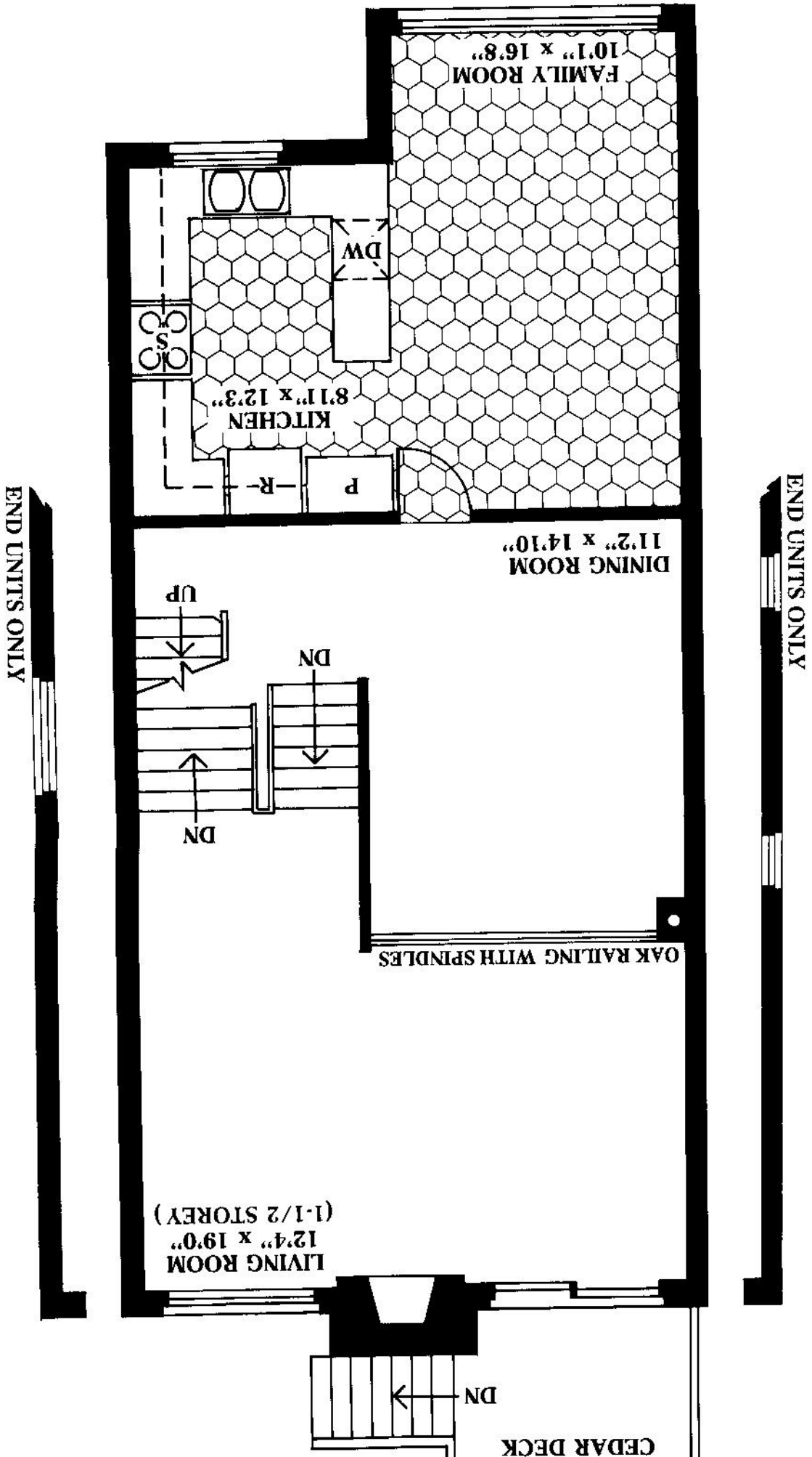


END UNITS ONLY

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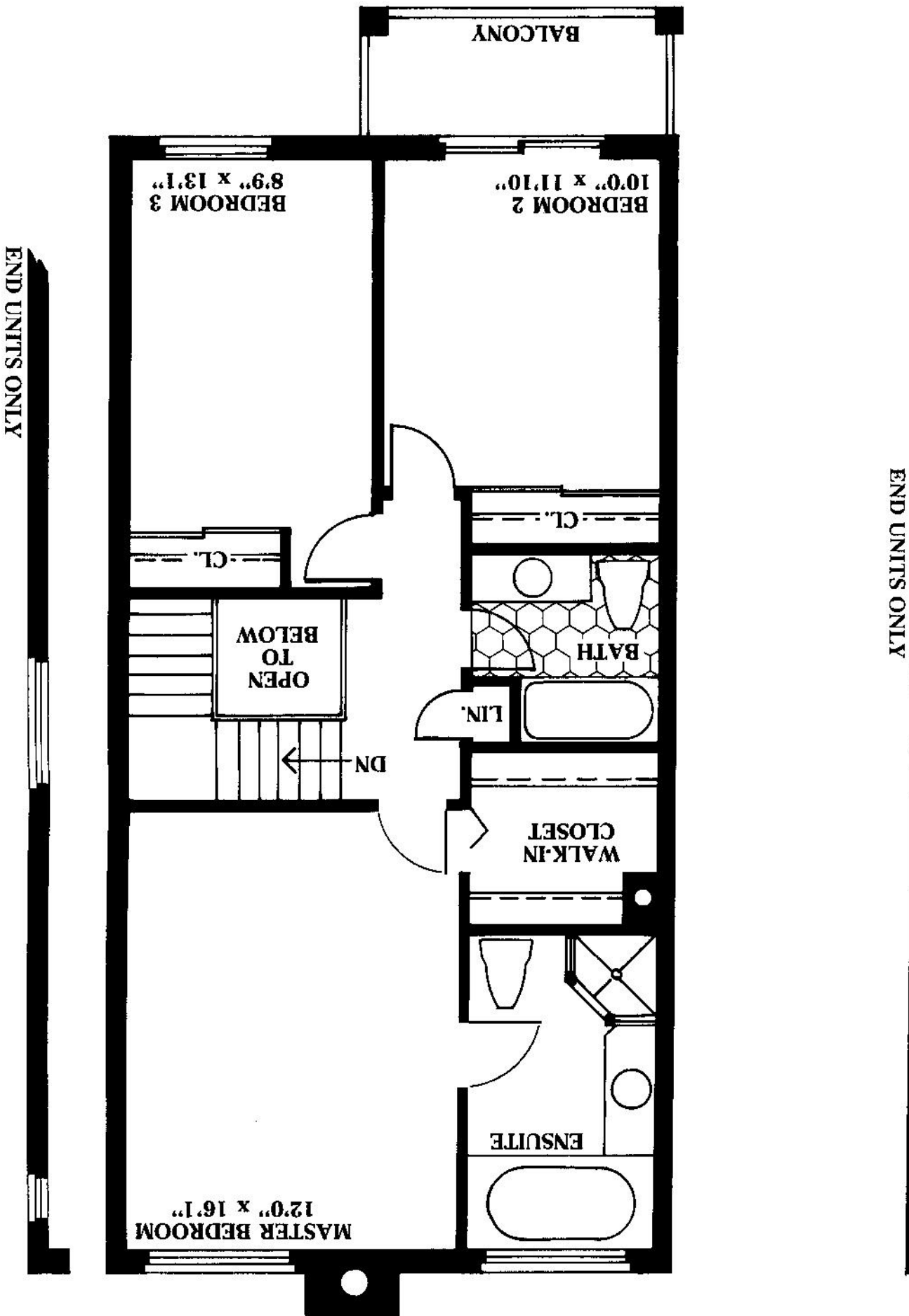
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FIRST FLOOR



END UNITS ONLY

SECOND FLOOR



END UNITS ONLY

END UNITS ONLY

QUALITY FEATURES

LANDSCAPING

- Architecturally designed streetscape
- Fully sodded front, side and rear yards
- Paved driveways
- Precast concrete patio-stone walkway from driveway to front porch
- Precast concrete steps/decks left natural as per plans

FOUNDATION

- Eight inch foundation walls using poured concrete
- Bituminous tar damp-proofing on exterior of foundation walls
- Drainage tile at perimeter

FRAMING

- Steel beams in basement according to plan
- Exterior walls 2" x 6" wood studs @ 16" centres
- 5/8" tongue and groove sub-floor (nailed and screwed into floor joists)
- 7/16" sheeting on roof

EXTERIOR FEATURES

- Poured concrete garage floor
- Quality clay brick where applicable
- Maintenance free siding
- Maintenance free aluminium soffits and fascia
- 210 pound self-sealing asphalt shingles
- Exterior light fixtures located at front entrance, over garage door, and beside rear sliding door

ELECTRICAL/MECHANICAL

- Forced air gas furnace with fresh air intake and variable speed furnace fan
- Ductwork sized for future air-conditioning
- Gas-fired hot water tank (rental)
- Smoke detector
- Door chime
- Range fan, dryer exhaust, and bathroom fans (where applicable)
- Separate switches for all exhaust fans
- 100 amp service with 32 circuit breaker panel
- Copper wiring throughout

- Heavy duty outlets for clothes dryer and stove
- Two exterior outlets (one in garage and one at rear of house)
- Electrical rough in for future garage door opener
- Pre-wiring for cable and T.V. in lower level finished family room, on main floor and in main bedroom
- Rough in for future central vacuum system
- Dining room ceiling outlet capped
- Master bedroom switch/plug as per plan

INSULATION, DOORS AND WINDOWS

- R20 fiberglass batts in exterior walls
- R40 fiberglass in the attic
- R12 fiberglass batts on basement walls two feet below grade, covered with 6 Mil poly
- Quality wood casement and slider windows with double glazed thermal units, screens on all operating sections
- Colonial interior doors with brass hardware
- Insulated steel exterior front door with weather stripping
- Double glazed patio doors with aluminium sliding screen
- Steel panel garage door.

PLUMBING FIXTURES & ACCESSORIES

- White bathroom fixtures
- Ceramic tiles to ceiling in main bathroom tub enclosure
- Ceramic tiles to be one row above tub enclosure in master bathrooms which have separate shower
- Vanities in all bathrooms with full width plate glass mirrors and bar lighting fixtures above
- Double stainless steel sink in kitchen with single lever control with spray
- Plumbing and electrical rough-ins for future dishwasher in kitchen
- Medicine cabinets and/or bank of drawers in main and master bathroom
- Pressure balance faucets in ensuite shower
- Single compartment fiberglass laundry tub
- Hook up taps for washer

- Two frost free exterior hose bibs (one in garage and one in rear of house)

INTERIOR FEATURES

- Quality 36 ounce carpet with 1/2" underlay as per plans from samples available.
- Quality kitchen cabinets in your choice of colour and style from available samples
- Post-form counter tops in your choice of colour and style from available samples
- Dishwasher opening for future appliance
- Colonial oak railings and spindles as per plans
- Colonial trim throughout
- Fireplace-zero clearance heat circulating with fresh air intake and glass doors, quarry tile hearth and wood mantle
- All interior walls painted with flat latex paint except kitchens bathrooms and mudrooms which are Latex semi-gloss
- Stippled ceilings in all rooms except for kitchens and bathrooms
- Pre-selected light fixtures
- Antique brass passage set and deadbolts on exterior door
- Resilient flooring as indicated on plans from Vendor's samples

ADDITIONAL INFORMATION

- One year warranty with Timberlay Homes
- Five year Ontario New Home Warranty
- A selection of standard extras is available so that each home can be personalized to individual requirements (Subject to construction cut off dates)
- All exterior materials, elevations and colours are under architectural control and not subject to change by purchasers.

All plans, prices and specifications are subject to change without prior notice. E. & O. E.
January 6, 1990