

Harvie

Harbourview

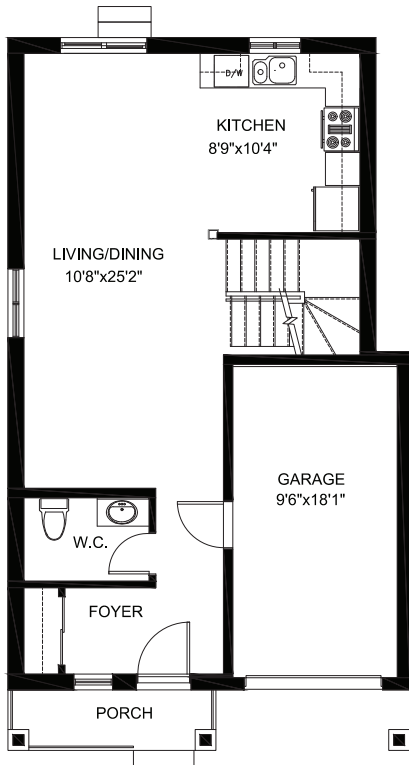
1408 Sq. Ft.

3 Bedroom + 2.5 Bath

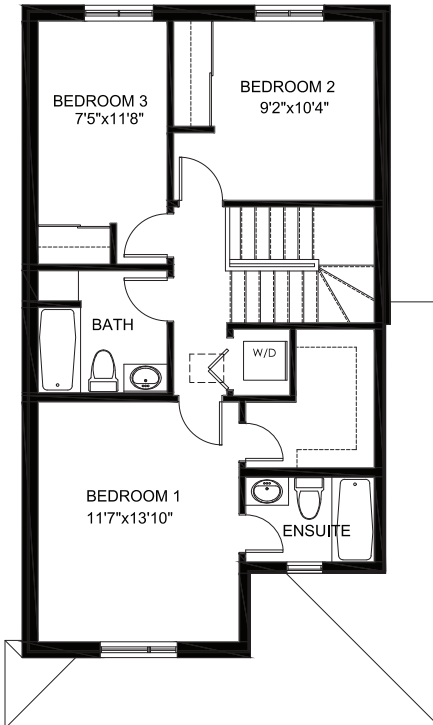
Single Car Garage

LOT #1

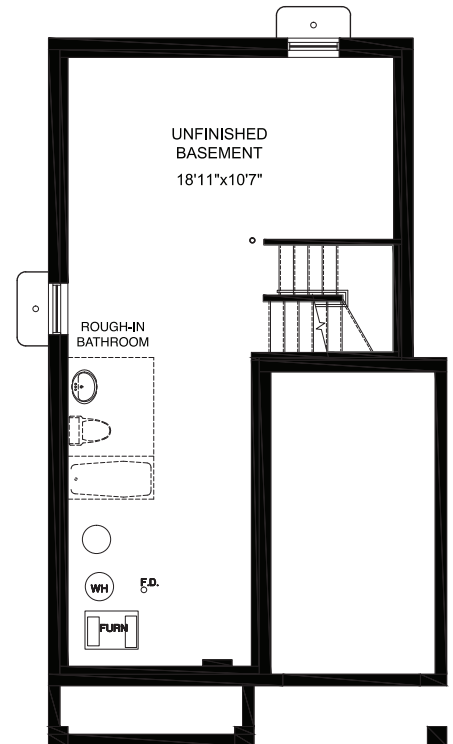
96 Beacon Road



MAIN



UPPER



BASEMENT

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Harvie

Harbourview

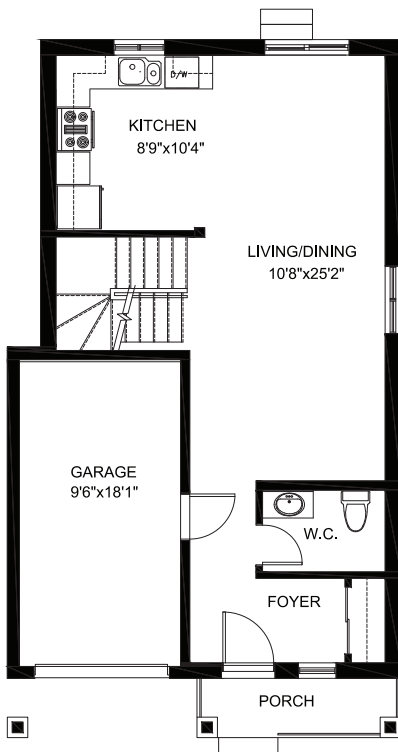
1408 Sq. Ft.

3 Bedroom + 2.5 Bath

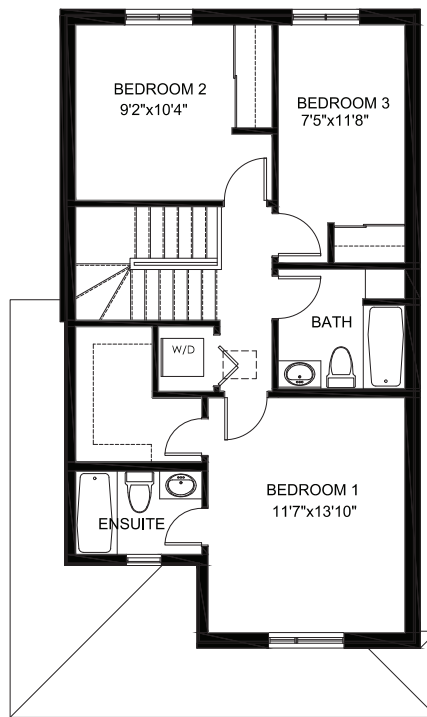
Single Car Garage

LOT #2

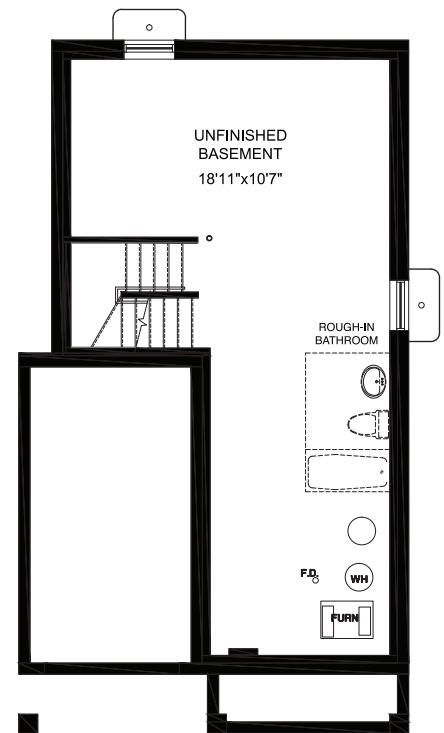
94 Beacon Road



MAIN



UPPER



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Harbourview

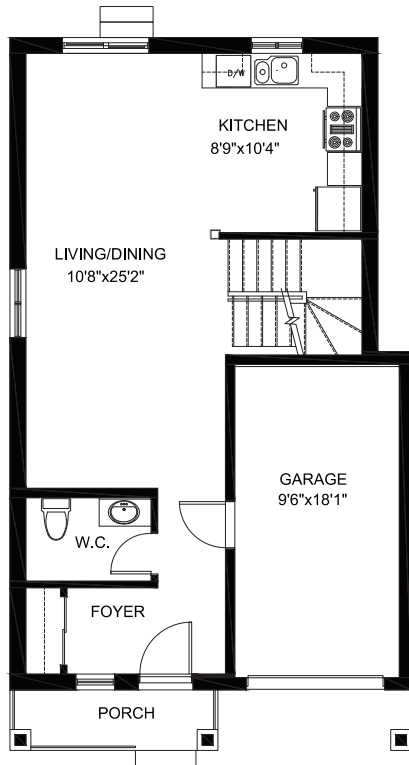
1408 Sq. Ft.

3 Bedroom + 2.5 Bath

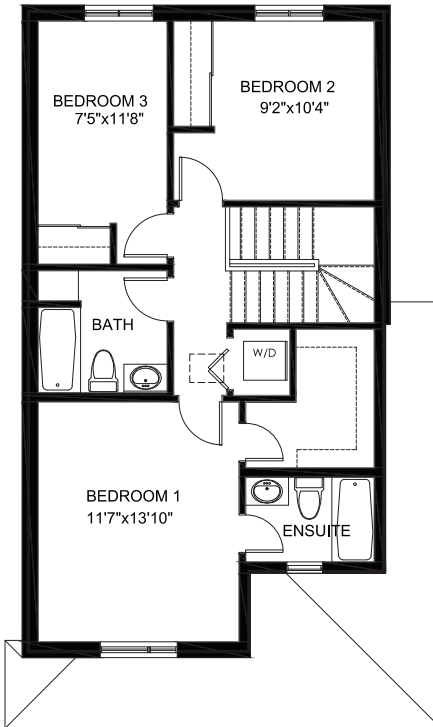
Single Car Garage

LOT #3

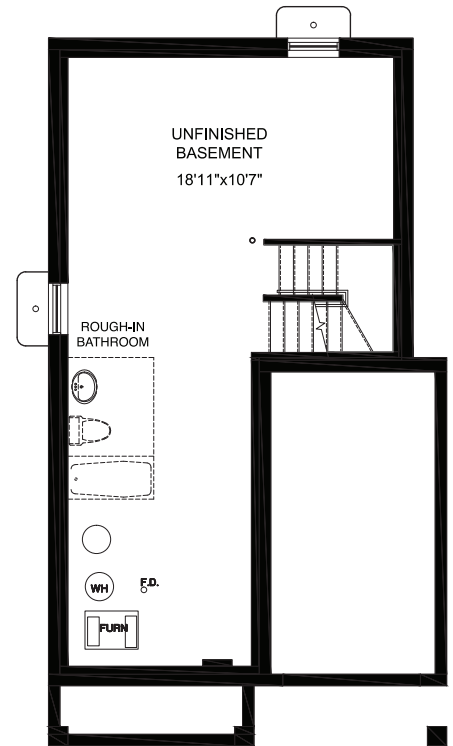
92 Beacon Road



MAIN



UPPER



BASEMENT

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Harvie

Northstar

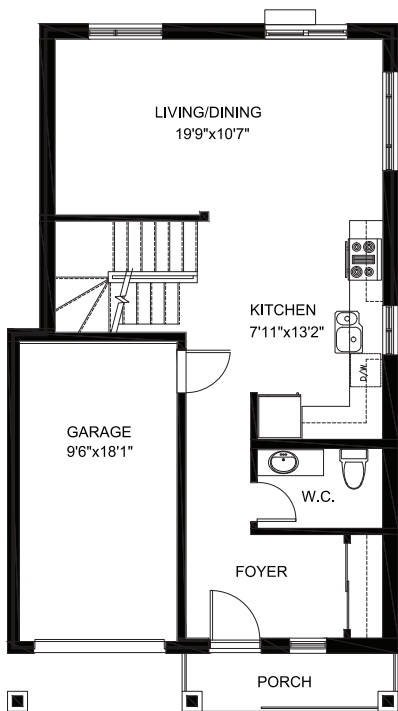
1461 Sq. Ft.

3 Bedroom + 2.5 Bath

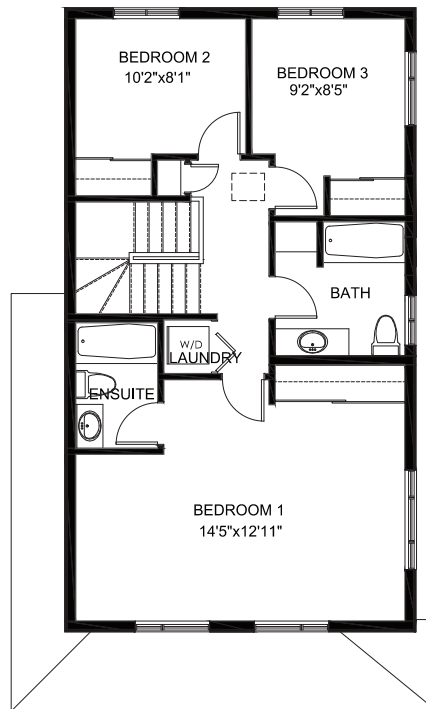
Single Car Garage

LOT #4

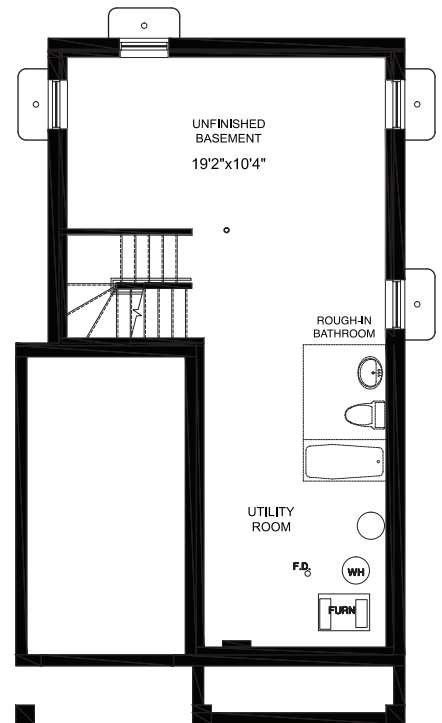
90 Beacon Road



MAIN



UPPER



BASEMENT

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Northstar

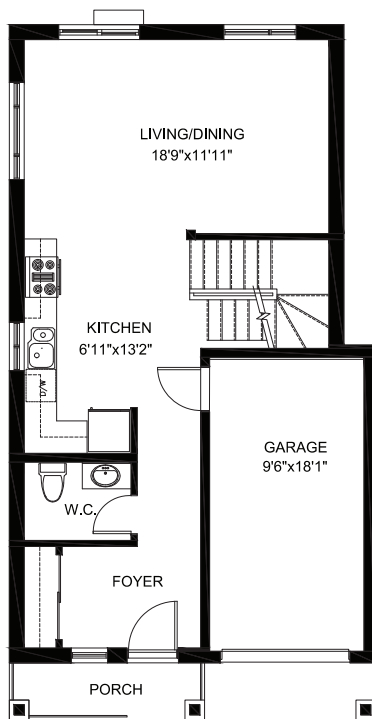
1440 Sq. Ft.

3 Bedroom + 2.5 Bath

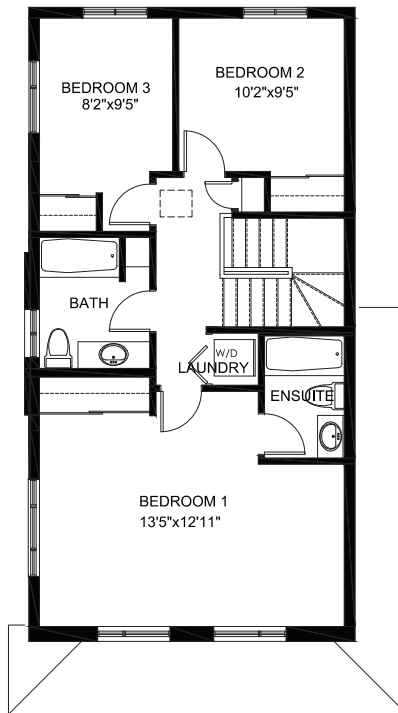
Single Car Garage

LOT #5

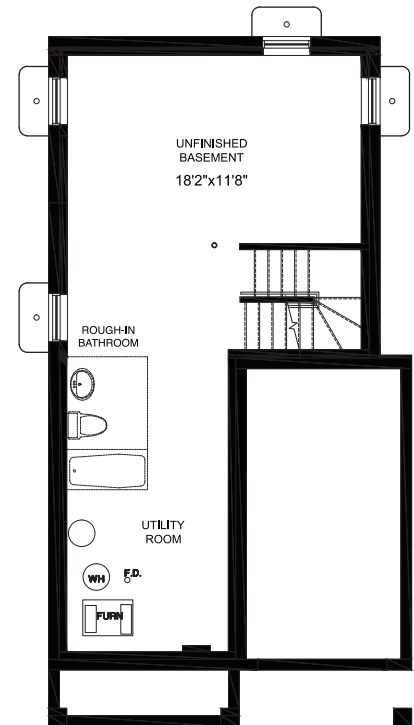
88 Beacon Road



MAIN



UPPER



BASEMENT

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Harvie

Stonehaven

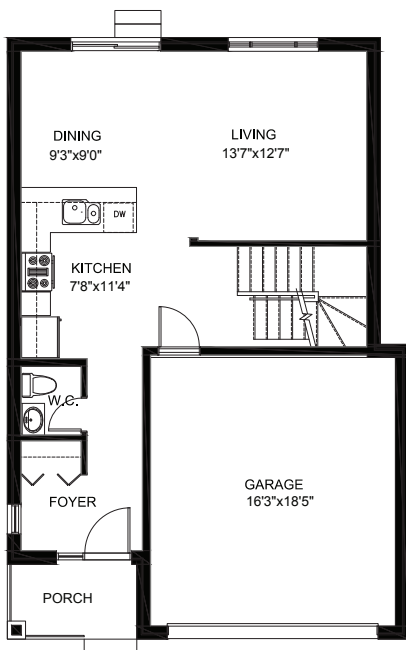
1500 Sq. Ft.

3 Bedroom + 2.5 Bath

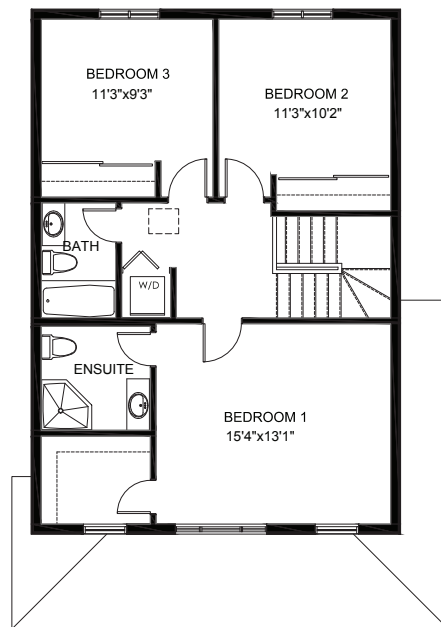
Double Car Garage

LOT #6

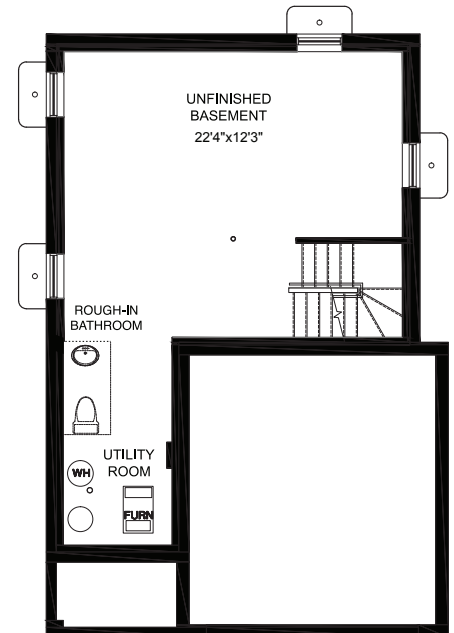
86 Beacon Road



MAIN



UPPER



BASEMENT

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Harvie

Meadowlight

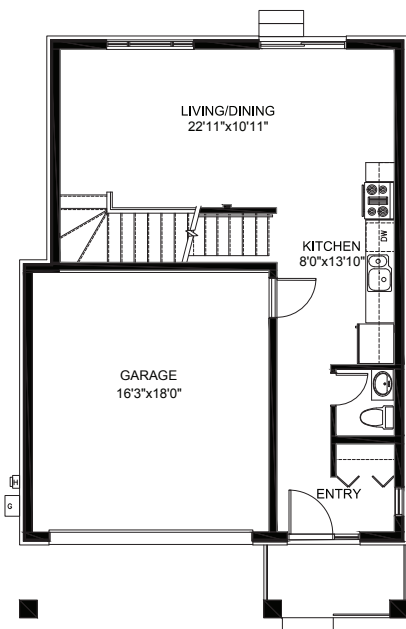
1413 Sq. Ft.

3 Bedroom + 2.5 Bath

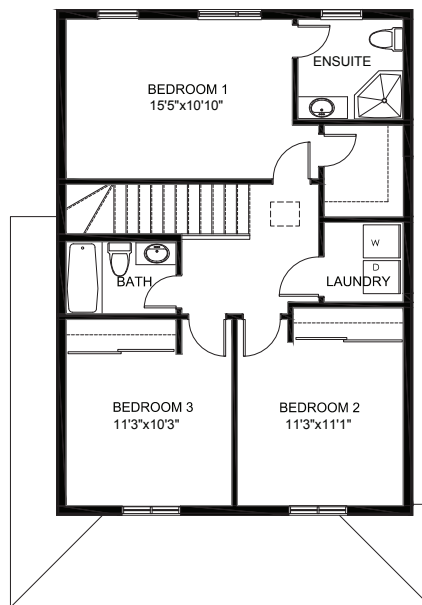
Double Car Garage

LOT #7

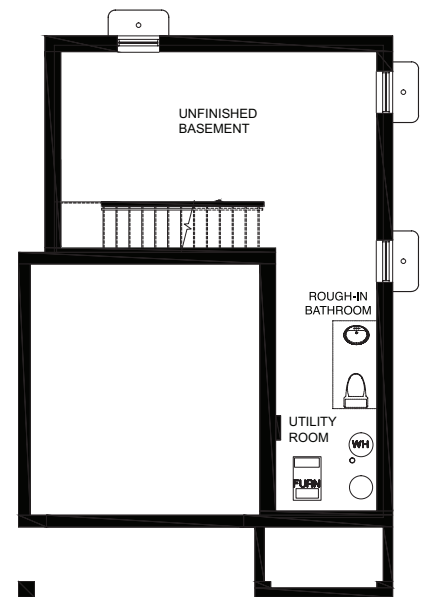
84 Beacon Road



MAIN



UPPER



BASEMENT

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Harvie

Oakridge

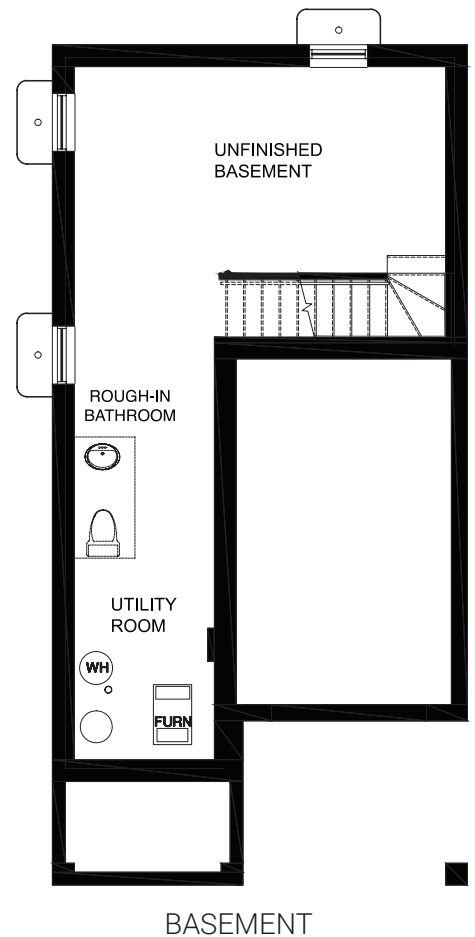
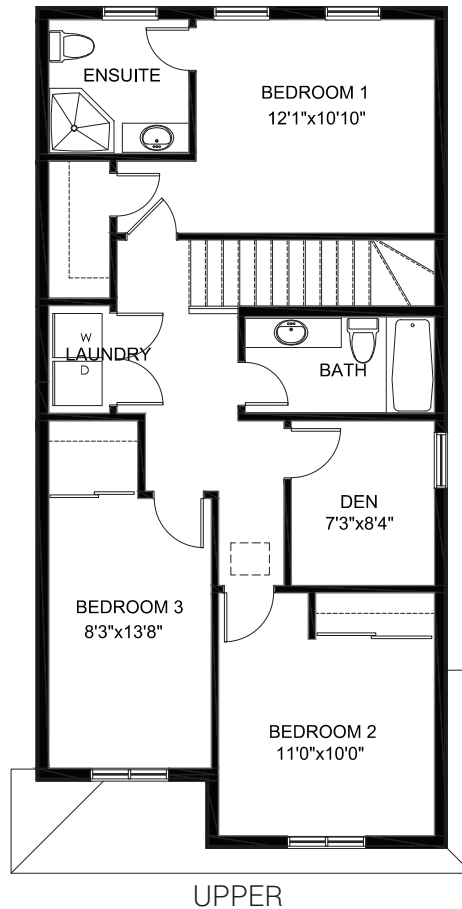
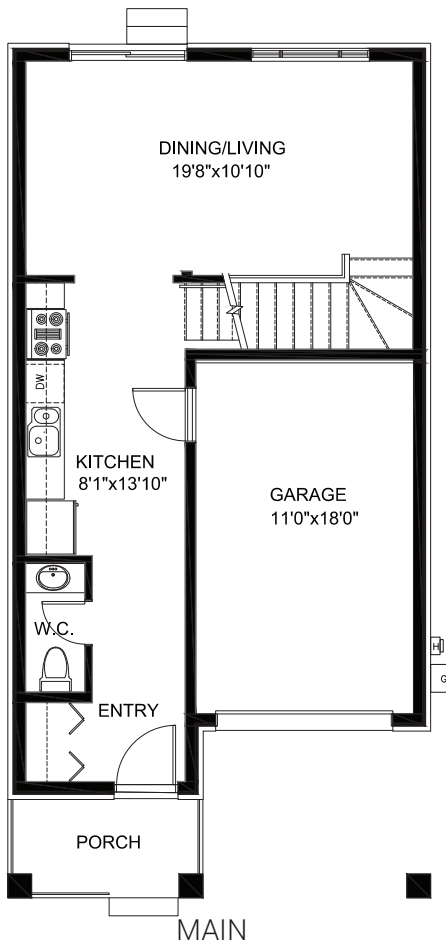
1429 Sq. Ft.

3 Bedroom + 2.5 Bath

Single Car Garage

LOT #8

82 Beacon Road



The floor plan shown above represents a typical layout for this home style. Variations in window placement, materials, dimensions, and square footage may occur. Floor plans and elevations are pre-construction and subject to change or revision based on architectural controls and the construction process. The measurements adhere to the official method for calculating floor area. Utility rooms are unfinished. Basements are completely unfinished, with a 2- or 3-piece rough-in bathroom (depending on the model). Actual usable floor space may differ from the stated floor area. Exterior colours may not be as shown in the artist's rendering. Please consult the sales representative for the pre-selected colour package for each home. Elevations are artist's renderings and may differ. Step configurations may vary based on site grade. The main door to the garage will be provided only if grade permits (maximum 1 step). Please see a sales representative for further details. E. & O.E.

Harvie

Oakridge

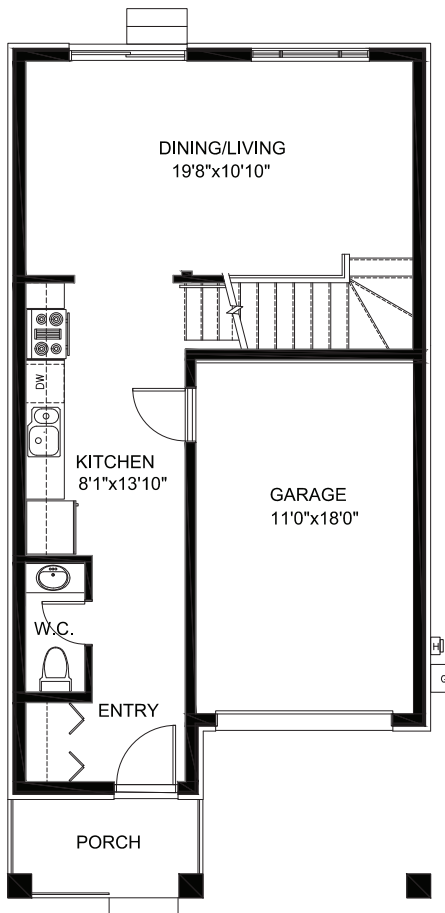
1429 Sq. Ft.

3 Bedroom + 2.5 Bath

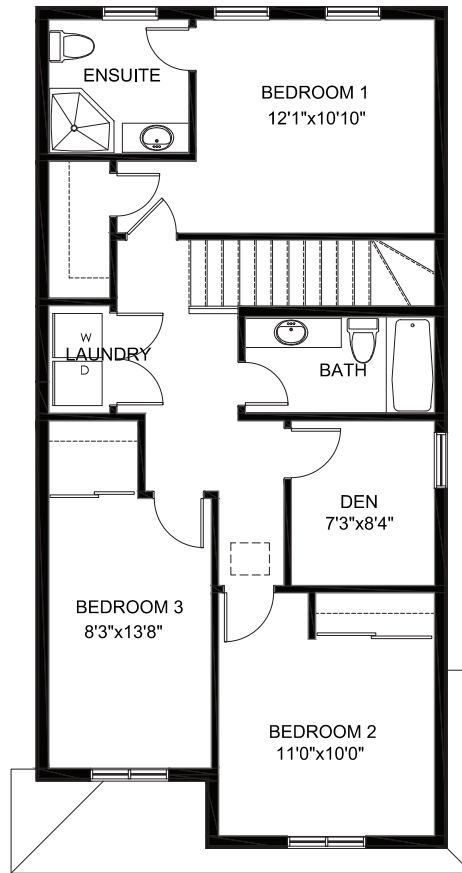
Single Car Garage

LOT #9

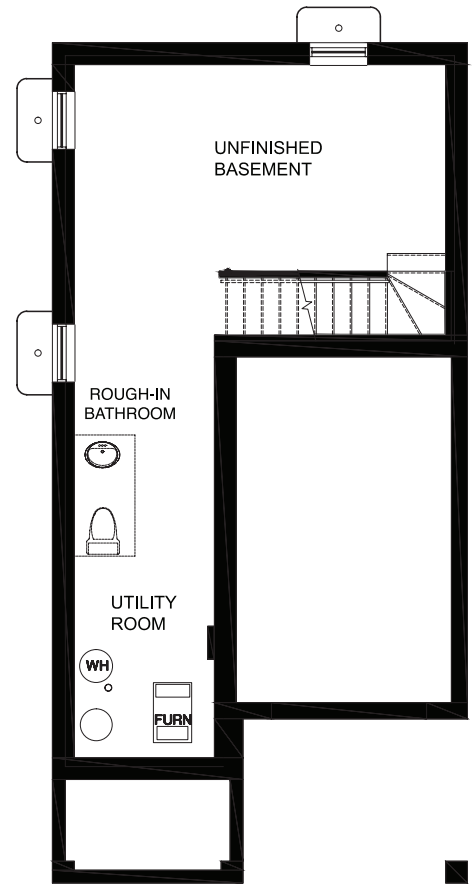
80 Beacon Road



MAIN



UPPER



BASEMENT

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Harvie

Oakridge

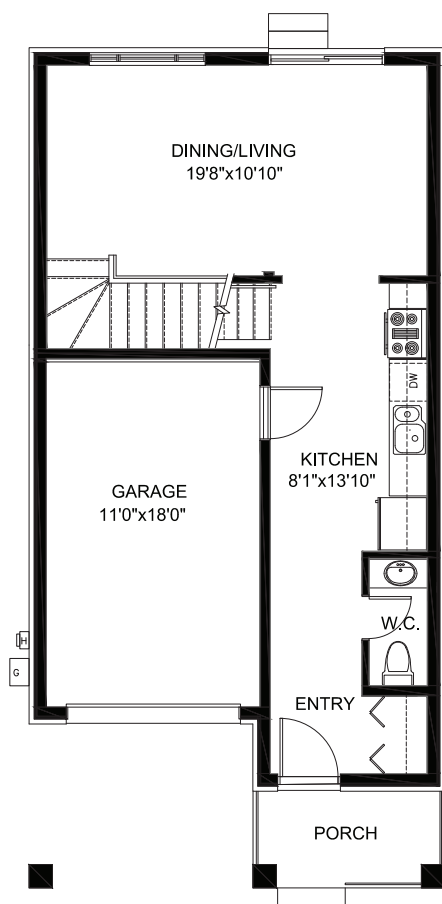
1429 Sq. Ft.

3 Bedroom + 2.5 Bath

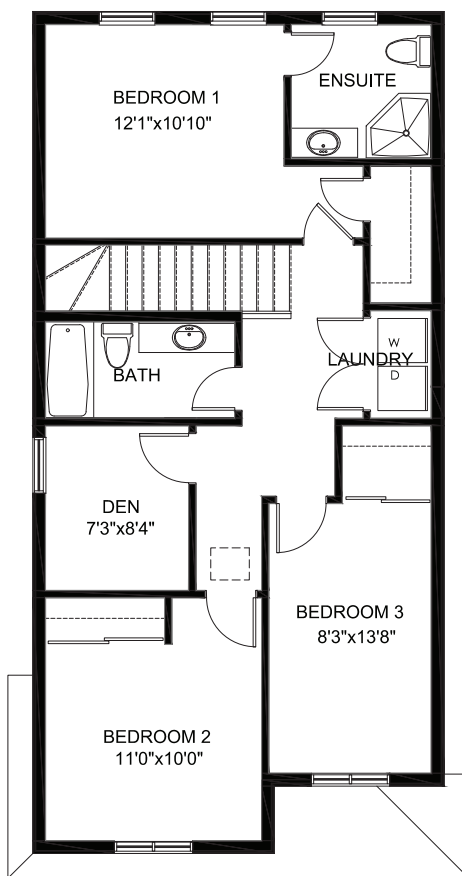
Single Car Garage

LOT #10

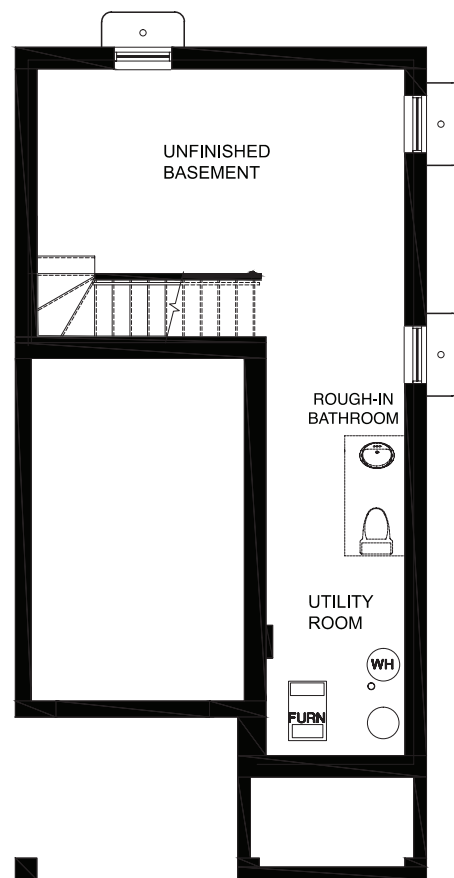
78 Beacon Road



MAIN



UPPER



BASEMENT

The floor plan depicted above represents a typical floor plan of this type. Variations in windows, materials, and dimensions and square feet apply. The floor plans and elevations shown are pre-construction and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the official method for the calculation of floor area. Utility rooms are unfinished. Actual useable floor space may vary from the stated floor area. Elevations are artists' concept. Steps may vary according to grade. See sales representative for details. E. & O. E.

Harvie

Oakridge

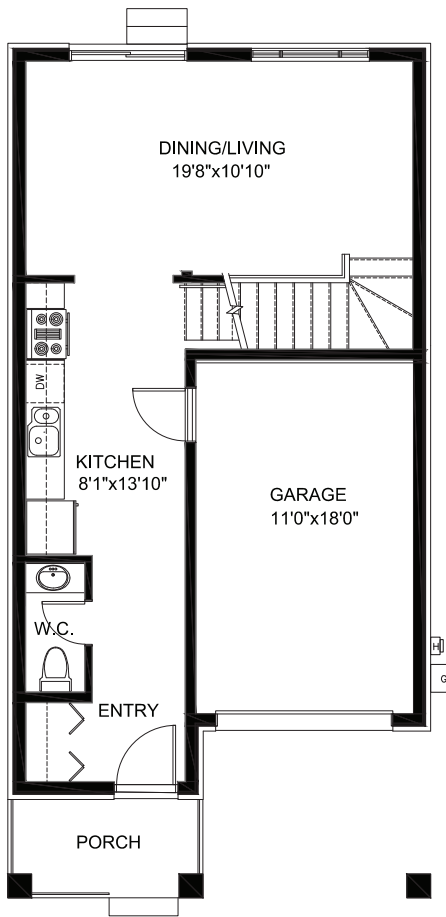
1429 Sq. Ft.

3 Bedroom + 2.5 Bath

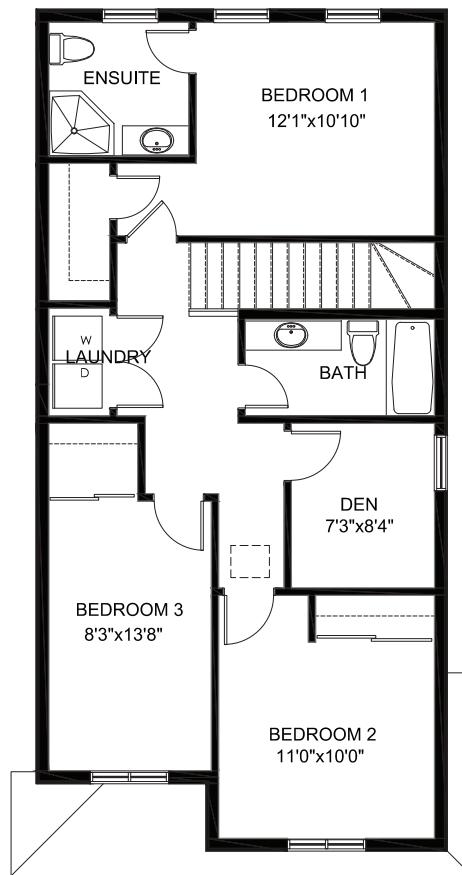
Single Car Garage

LOT #11

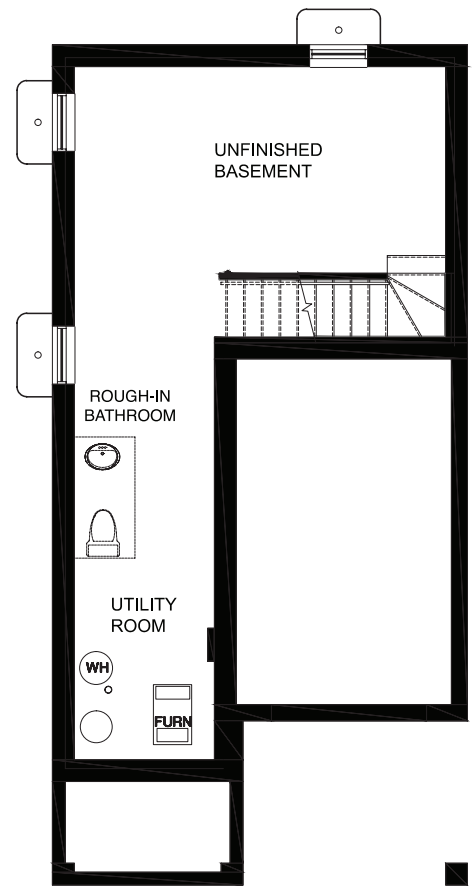
76 Beacon Road



MAIN



UPPER



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Harbourview

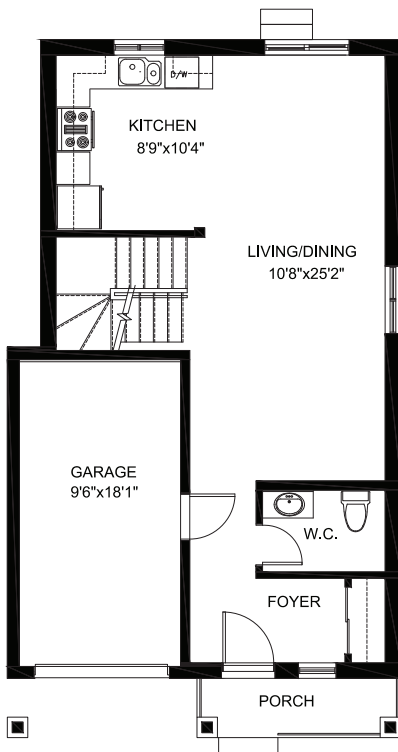
1408 Sq. Ft.

3 Bedroom + 2.5 Bath

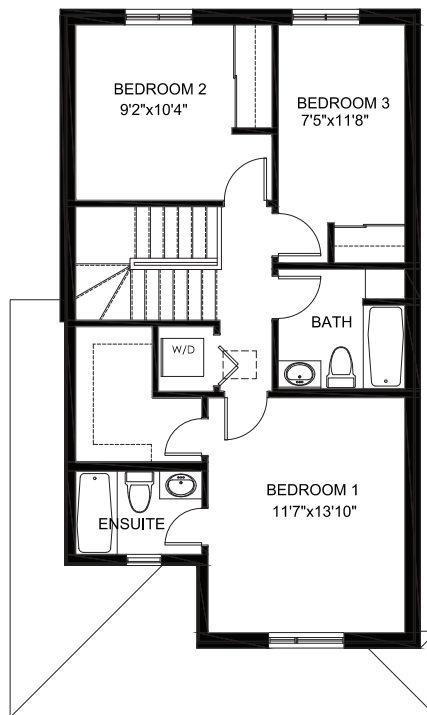
Single Car Garage

LOT #12

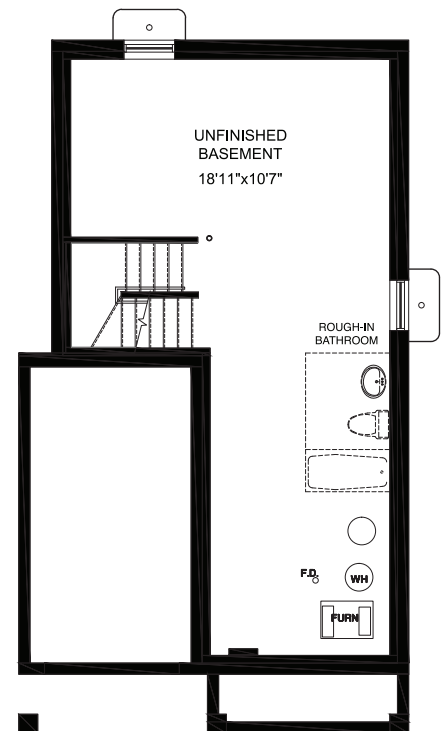
74 Beacon Road



MAIN



UPPER



BASEMENT

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Standard Features

Although, there is nothing “standard” about these homes!

Appealing Features

1. 5/8" tongue and groove subfloor glued, nailed and screwed.
2. Rigid 2" x 6" exterior framed walls.
3. Precast concrete steps where applicable.
4. Home insulated to the current Ontario Building codes specifications including foam insulation to garage ceiling where finished areas are above.
5. Prominent usage of architecturally selected exterior finishes.
6. Quality vinyl thermo pane casement windows throughout featuring low "e" argon gas filled panes. Vinyl thermo pane sliding patio door.
7. The finishing touches of a fully sodded lot, as per site plan.
8. Driveway paved Asphalt.
9. Concrete finished garage floors, with drainage slope.
10. Concrete finished front entry porch.
11. Steel sectional roll-up garage door(s) with inserts.
12. Maintenance free aluminum soffit. Fascia eavestroughs and, downspouts, colours architecturally-controlled by architect.
13. Insulated main entry door with window, grip set and deadbolt.
14. 9' ceiling height on main floor and 8' ceiling height on upper floor.
15. Complete customer service program as per Tarion Guidelines.

Design Interior Features

16. Quartz kitchen counter top from vendor's selection with under-mount sink with single lever faucet and a provisional rough-in for future dishwasher.
17. Garage man door entrance from the garage will be provided only if grade permits. (maximum 1 step)
18. Upgraded 40" high upper cabinets in kitchen, as per plan.
19. Standard fridge size allowed is 36" x 72". (appliances not included)
20. Black lever handles.
21. All interior trim and doors are painted white.
22. Ceramic wall tiles Installed around all tub to ceiling height from builders selection.
23. Modern smooth ceilings throughout entire home. (except for unfinished basement)
24. Stained finished Oak staircase from main floor to second floor only. (see note below)
25. All interior walls to be primed and painted throughout with builder white.
26. All purchasers' selections can be made from our variety of quality standards. A wide variety of upgrades and options are available, specifications terms and conditions are subject to change without notice. Builder has the right to substitute materials and fixtures of equal or better value.

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Standard Features

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Electrical and Plumbing System

27. Flexible water pipe solution using PEX.
28. Forced air Hi-Efficiency gas furnace with vented hot water tank (rental unit). Location may vary from brochure.
29. Ductwork is sized to allow for future central air conditioning.
30. Exterior lights, as per plans.
31. 200 amp electrical service with breaker panel and copper wiring to ESA standards.
32. Ground fault interrupter (GFI) receptacles, as per code.
33. Smoke detectors, as per code.
34. White Decora switches and receptacles throughout.
35. Light Fixtures throughout as per code.
36. One cable TV rough in outlet in pre-selected location by the builder.
37. One telephone rough in outlet in pre-selected location by builder.
38. Rough-in for central vacuum system terminating in the garage (vacuum not included).
39. Classic white plumbing fixtures for all bathrooms.
40. Convenient garage door opener receptacle on ceiling for future garage door opener. (Garage Door opener not Included).
41. Two exterior self draining water taps. One in garage (attached garages only) and one at the rear of the home.
42. Heavy duty cable and outlets for range and dryer. (appliance not included)
43. Venting provided to outside for future dryer.
44. All bathrooms to have exhaust fan vented to outside.
45. Quality single lever taps throughout, with pop up drains, all tubs with single lever controls.

Recognizing the challenges of matching stain across different wood species, we do not attempt to match the staircase stain to the vinyl flooring. Instead, the stain will be professionally selected from a range of standard pre-mixed colours to complement or coordinate with the flooring. ASA Development Inc. has the right to substitute colour, materials, and finishes to equal or greater value.



Deposit Structure

\$10,000 on signing by certified cheque or bank draft payable to Robson Carpenter LLP in trust.

4 Post-Dated Cheques as Follows:

- \$10,000 payable within 10 days of signing
- \$10,000 payable within 30 days of signing
- \$10,000 payable within 60 days of signing
- \$10,000 payable within 90 days of signing

Total Deposit \$50,000