

# STRAWBERRY GARDENS

**LaSalle Ranch  
Townhouses designed  
for the 50+ Lifestyles**

## FEATURES OF HOMES

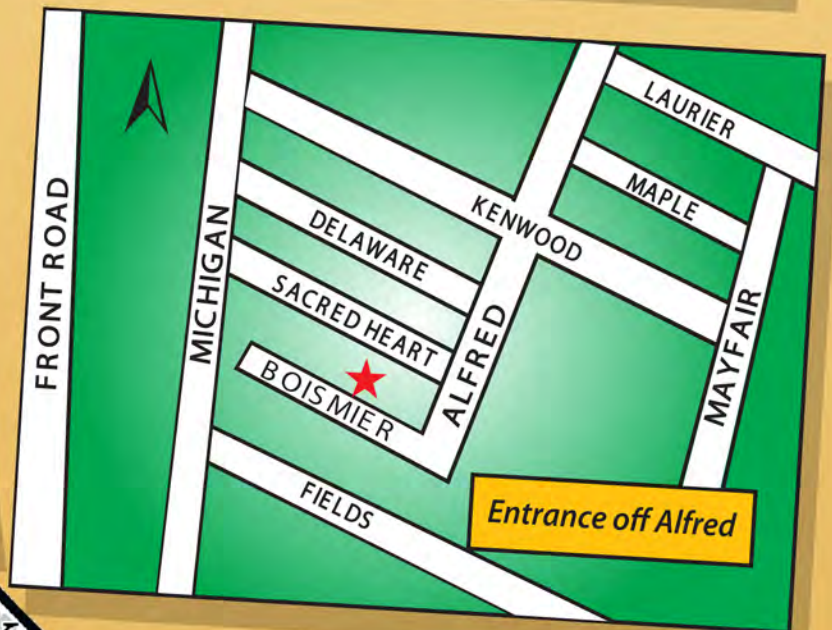
- Grade level brick ranches
- 1250-1500 sq. ft.
- Large 2 bedroom & optional 2nd bath
- Main Floor laundry with ceramic floors
- Attached 1 1/2 car & 2 car garages
- Open concept Kitchen and Livingroom
- Full basements
- Brick to Roof Maintenance Free exteriors
- Covered rear patio
- (Free Hold) Ownership
- New Energy Star Rating



**Relax in Comfort, Retire in Style!**



**Designed for a ... Relaxing Lifestyle!**



**NEW 1500 SQ FT MODEL  
OPEN HOUSE  
SUN 1-4  
492 Boismier**

New 1500 Sq. ft Model Home at  
492 Boismier Ave., LaSalle.  
From Front Rd. take Sacred Heart  
East to Alfred. Turn right into  
Strawberry Gardens.  
Watch for open house signs.

**NO SNOW TO  
SHOVEL OR  
GRASS TO CUT!**



**ALLAN BLAIN, BROKER OF RECORD**

**519-966-7717 or 519-978-2224**

EMAIL: [ablain@atlasrealtywindsor.ca](mailto:ablain@atlasrealtywindsor.ca)

**[www.AtlasRealtyWindsor.ca](http://www.AtlasRealtyWindsor.ca)**



Strawberry  
Gardens

This area's first  
ENERGYSTAR®  
townhouse  
development.

Did you  
know...  
ENERGY  
STAR®  
qualified  
homes cost less  
(money) and  
save more  
(planet).

See Schedule B  
for construction  
and mechanical  
details

# Strawberry Gardens

## Feature Sheet

1,250 sqft Ranch-style Townhomes

EnergyStar® certified. Units are more comfortable and less costly to live in.

Main floor laundry

1½ and 2 car garage options

Master Bedroom features tray ceiling & walk-in closet

State of the art high efficiency clean air furnace with dual stage burner and ECM motor

SEER 14 central air conditioning

Additional 1,250 sqft unfinished basement. Bath rough-in included

Front courtyard and rear covered concrete porch

Beautiful kitchen cabinetry with built-in china cabinet. Choice of door style, stain, countertops and hardware

3 bathroom options available

Maintenance-free brick-to-roof exterior with 30-year shingles

\$750 interior lighting allowance

Optional gas fireplace with mantle

Sodded yard. Concrete drive and sidewalk. Lamp lighting.

7 Year Ontario New Home Warranty (Tarion)

20 Year Service Excellence Rating by Tarion

Freehold Townhomes. Mandatory maintenance package of \$70/month.

Optional barrier-free design and accessories available

One year free Cogeco digital cable, digital phone and high-speed internet



2177 County Road 42  
Belle River, Ontario, N0R 1A0

Phone: 519-728-3664  
Fax: 519-728-0382  
info@bkcornerstone.com  
www.bkcornerstone.com

For more information  
Atlas Realty (Windsor) Inc.  
519-966-7717  
Allan Blain 519-978-2224



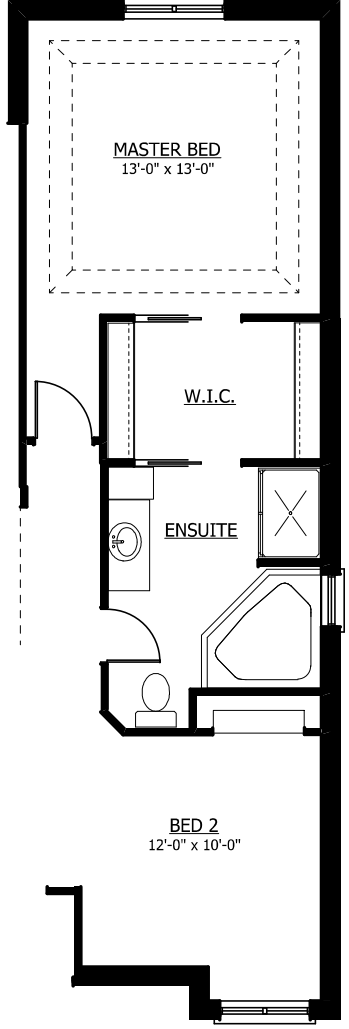
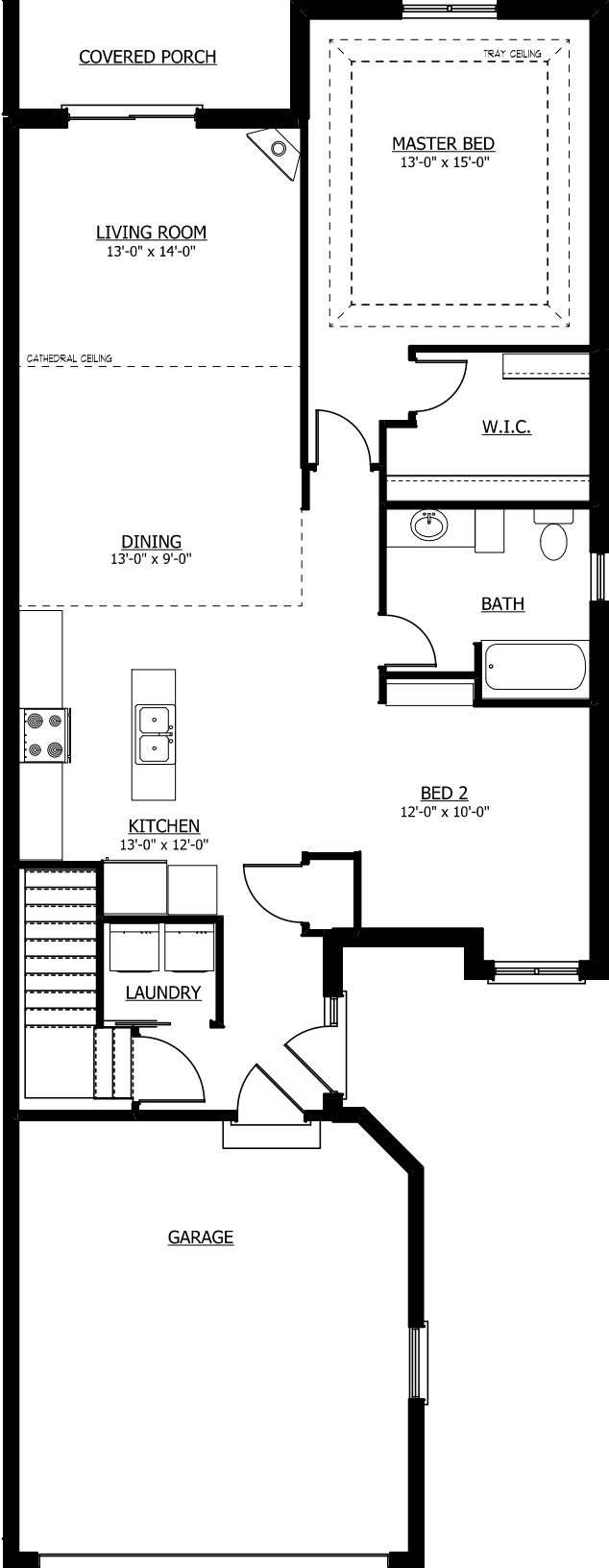
Whirlpool Bath Option  
Add \$2100

Ensuite Bath Option  
Add \$3750

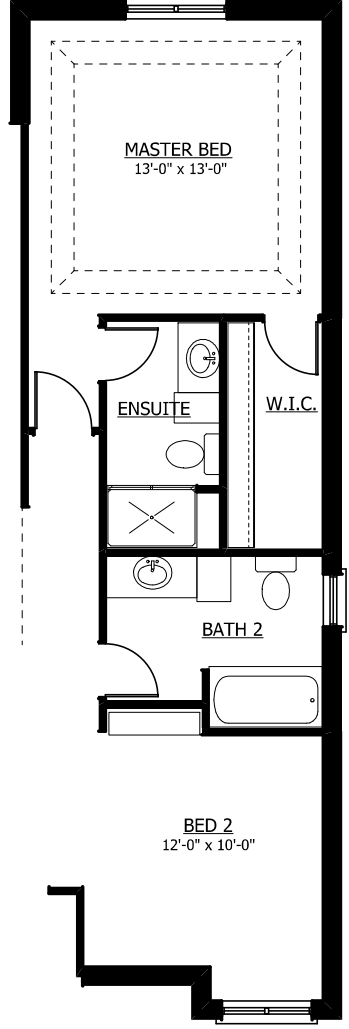
Powder Room Option  
Add \$2100

**Standard Interior Unit**  
Approximately 1250 sqft  
**\$207,400.00**  
HST Included

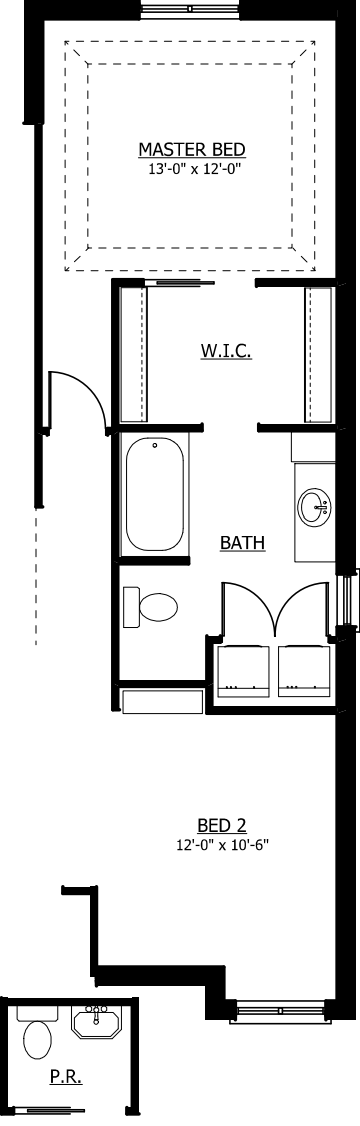




Whirlpool Bath Option  
Add \$2700



Ensuite Bath Option  
Add \$3750



Powder Room Option  
Add \$2100

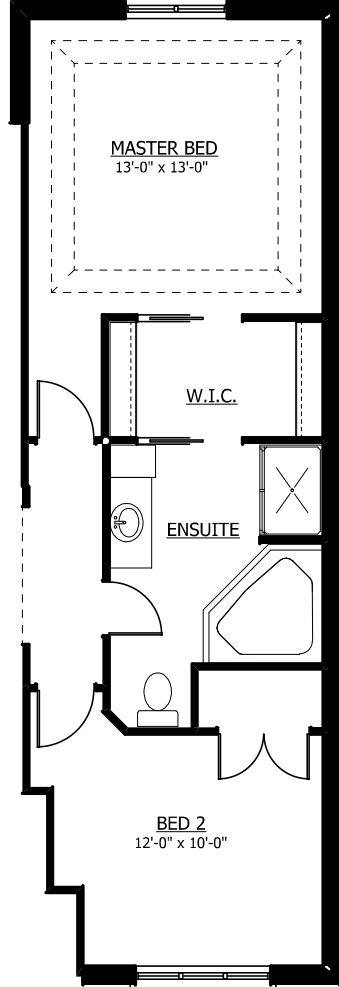
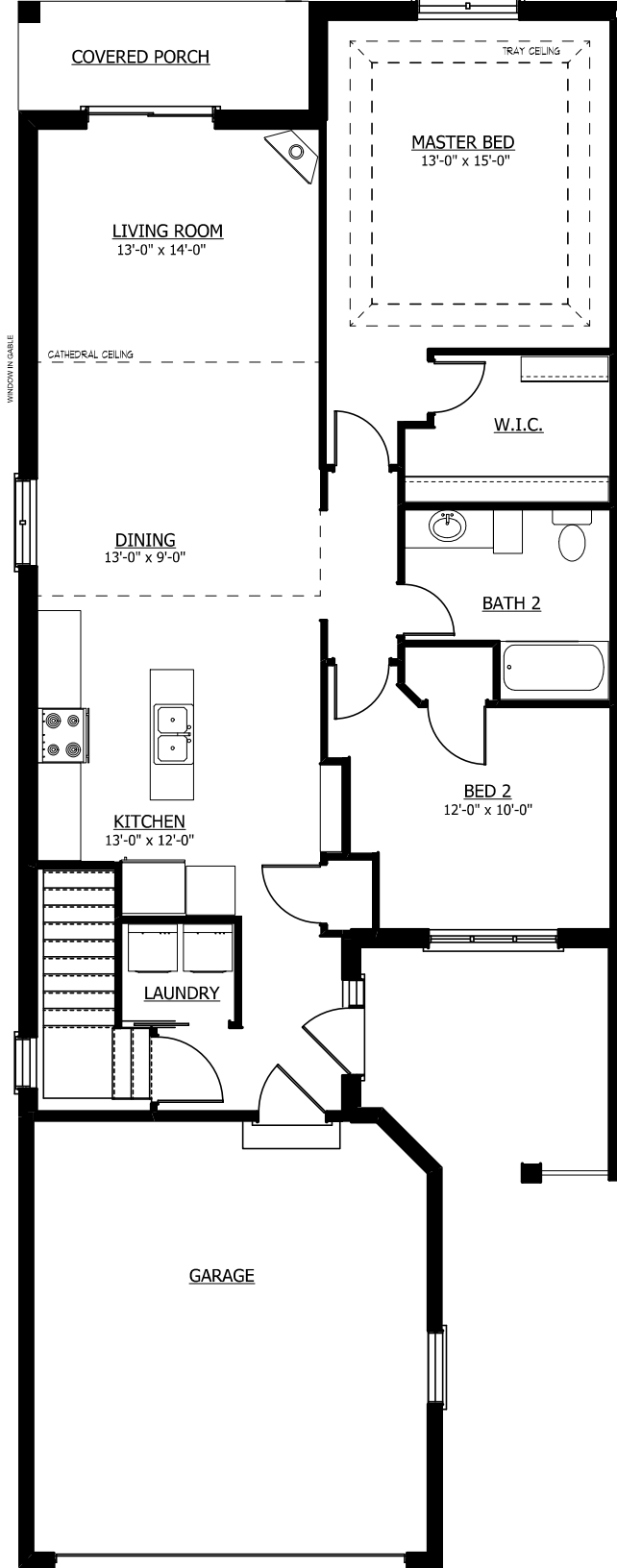
**Standard Exterior Unit**

Approximatley 1250 sqft  
**\$222,400.00**  
 HST Included

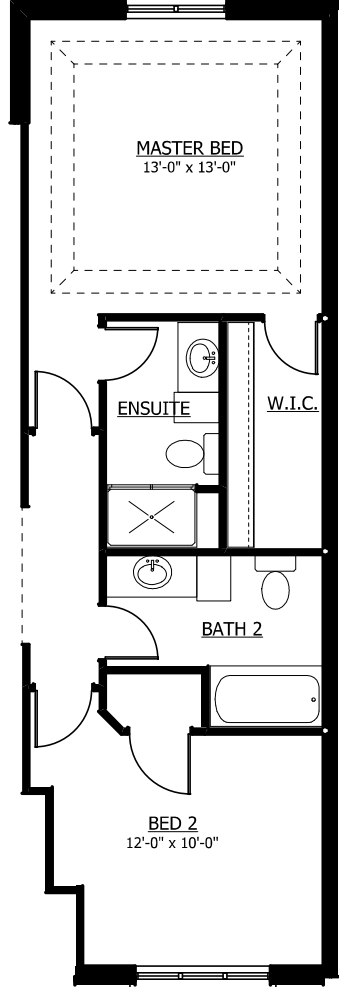


*Strawberry Gardens*

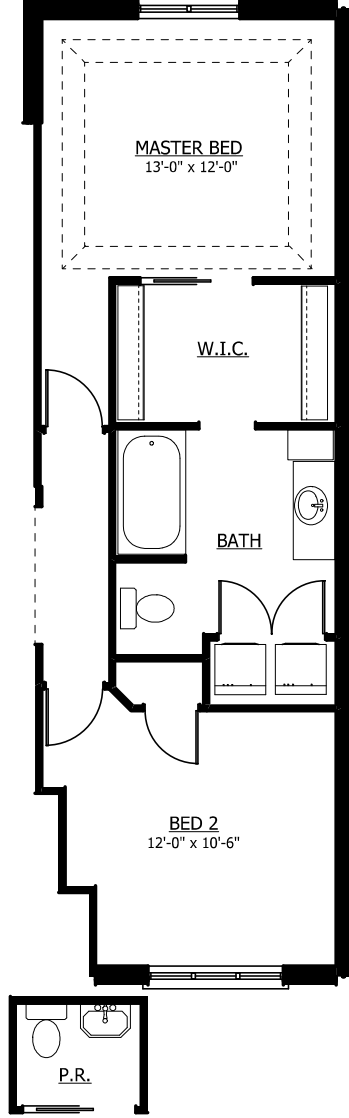




Whirlpool Bath Option  
Add \$2700



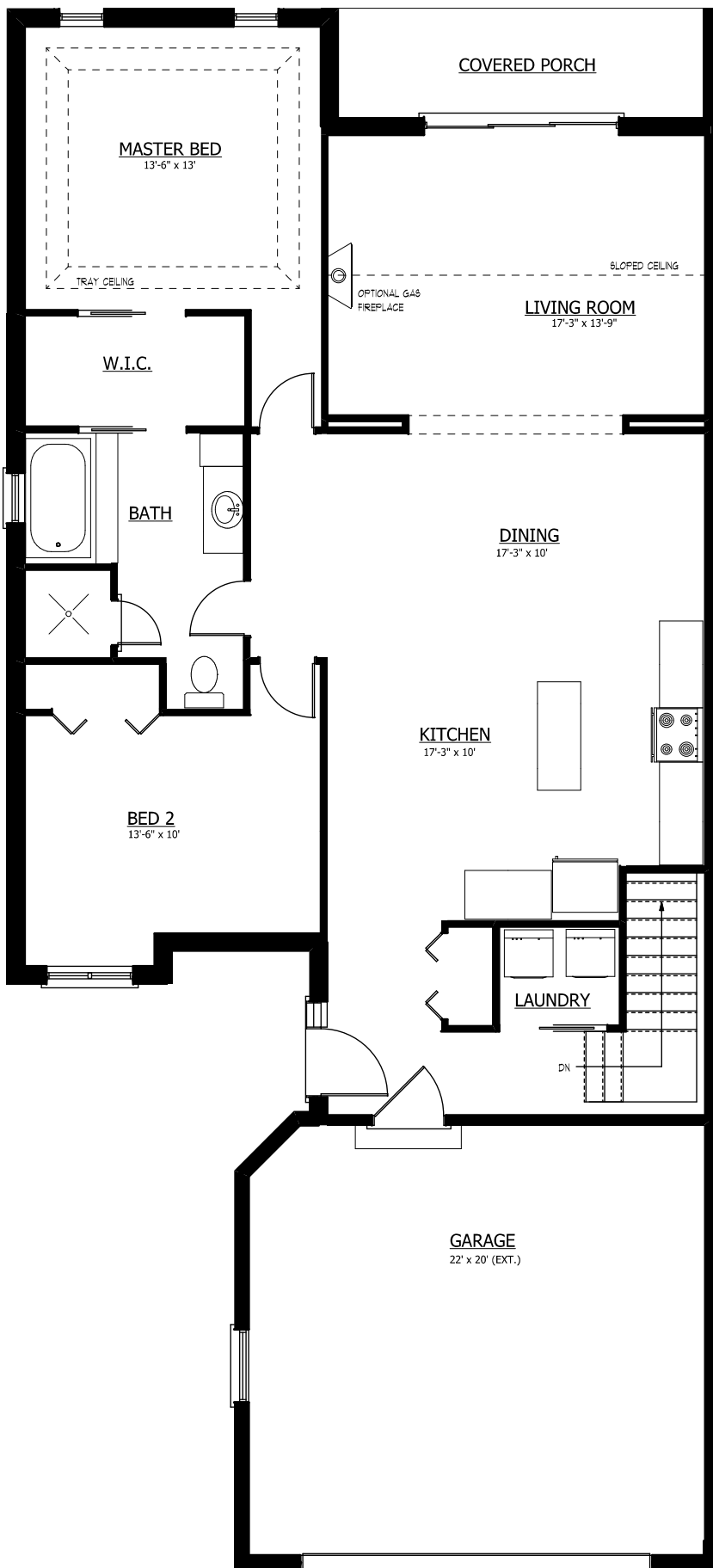
Ensuite Bath Option  
Add \$3750



Powder Room Option  
Add \$2100

**Standard Dining  
Window Unit**  
Approximatley 1250 sqft  
**\$225,900.00**  
HST Included





**Deluxe End Unit**  
Approximately 1500 sq.ft.

**\$259,400**  
HST Included

**Deluxe Dining Window Unit**  
Approximately 1500 sq.ft.

**\$262,900**  
HST Included

**Deluxe Interior Unit**  
Approximately 1500 sq.ft.

**\$242,520**  
HST Included



*Strawberry Gardens*

**1. General**

- a. Ontario New Home Warranty Program guarantee by Tarion
- b. All required permits (building, plumbing, electrical, etc.)

**2. EnergyStar® Package**

- a. Third-party air leakage test and certification
- b. Original EnergyStar® certificate and seal

**3. Site Services and Foundation**

- a. Water supply line and meter, storm sewers, sanitary sewers
- b. 4" dia. weeping tile with cover at perimeter of basement foundation
- c. Poured concrete footings for exterior walls and interior load-bearing partitions and poured concrete foundation walls
- d. 4" thick concrete basement floor on granular cover
- e. Delta foundation waterproofing system – 10 year warranty
- f. Sump pump supplied and installed

**4. Framing and Insulation**

- a. 2 x 10 floor joists w/ 5/8" spruce plywood sub-floor screwed and glued to floor joists
- b. 2 x 6 exterior stud walls with R19 insulation
- c. Air Leakage Control with Typar® house wrap
- d. Foam insulation around window and exterior doors and vents
- e. Truss roof w/ 1/2" spruce plywood sheathing
- f. Insulation: Ceiling with attic - R40 blown-in. Ceilings without attic (cathedral ceilings) - R32 batt insulation
- g. Basement exterior walls: 2 x 4 studs @ 16" centres w/ R12 insulation to floor

**5. Garage**

- a. 2 x 4 @16" center stud walls, un-insulated
- b. Truss roof w/ 1/2" spruce plywood sheathing
- c. Insulated garage door w/ "Stockton Colonial" window insert. Exterior units: 16' x 7' door. Interior units: 12' x 7' door
- d. 1/2 HP Chamberlain Liftmaster® garage door opener. Exterior units w/ (2) remotes. Interior units w/ (1) remote
- e. 4" concrete floor c/w sawcut control joints

**6. Interior Finishes**

- a. 1/2" drywall on all main floor walls and ceilings; applied with screws only
- b. 1/2" drywall in garage on walls adjoining main house only. Ceiling is unfinished
- c. (1) primer coat and (2) finish coats of paint on walls and ceilings. White ceilings. Purchasers' choice of **one** wall colour
- d. Finished garages are painted white on walls and ceilings
- e. Purchaser' choice of round or square drywall corner beads
- f. EnergyStar® insulation requirements include Full height basement exterior wall studs and insulation (EnergyStar® requirement), R50 blown-in insulation in attic, R22 insulation in outside walls with house wrap, all windows are foamed in place
- g. Camden style interior embossed doors w/ bright brass or satin chrome knobs and hardware
- h. 2 3/4" Colonial casings, finger-joint pine, painted and 4 1/4" Colonial baseboards, finger-joint pine, painted
- i. Hanger rods and 5/8" melamine shelving in closets

**7. Windows**

- a. Maintenance-free Northstar EnergyStar® vinyl windows with argon gas filled, Low-E glass & Super Spacer® technology (from Martindale Windows, Windsor.)
- b. Grilles on all windows
- c. (1) Velux Solar Tube skylight

**8. Heating and Air Conditioning**

- a. Lifebreath Clean Air furnace with built in Heat Recovery Ventilator
- b. High efficiency Armstrong central air conditioner (SEER 14)
- c. Kitchen range hood and dryer vent exhausted to exterior. EnergyStar® whisper quiet exhaust fan(s) in bathroom(s)

## 9. Exterior

- a. Aluminum soffits and fascia. 5" aluminum gutters and downspouts
- b. Shingles with 30 year warranty
- c. Courtyard on interior units to have brick dividing wall with decorative railing facing front
- d. Brick-to-roof on all sides except side gable ends
- e. Decorative front insulated Fiberglas entrance door with matching steel sidelite
- f. 6' sliding patio door with integrated sliding screen door
- g. Insulated Fiberglas door from foyer to garage with deadbolt

## 10. Electrical

- a. 100 amp service circuit breaker panel in garage w/ copper wiring throughout
- b. (2) GFI exterior receptacles
- c. Standard exterior units have (8) pot lights
- d. Exterior units with dining window have (6) pot lights and post light on courtyard brick & aluminum fence
- e. Interior units have (6) pot lights and post light on courtyard brick & aluminum fence
- f. **Builder's standard doorbell**
- g. 220 volt dryer & stove receptacles as per Ontario Electrical Safety Code.
- h. Direct-wired smoke / carbon monoxide detectors.
- i. (1) Receptacle in garage ceiling, (3) receptacles in garage walls
- j. Pre-wired for up to (3) each telephone and cable TV jacks on the ground floor. Finished basements pre-wired with (1) each telephone and cable TV jack. Locations to be determined on electrical drawings.
- k. White toggle-style switches and matching receptacles, including cover plates
- l. \$750 interior lighting allowance

## Plumbing

- a. Standard Bath
  - i. One-piece tub/shower unit or one-piece 4' shower with built-in seat. Moen faucet.
  - ii. Mansfield toilet.
  - iii. Mirolin china basin. White colour. Moen faucets w/ chrome lever handles
  - iv. Oak vanity and linen pantry with solid oak flat panel doors. Choice of laminate countertop & hardware
- b. Ensuite Bath Option
  - i. One-piece tub/shower unit for one bath, one-piece 4' shower unit in other bath. Moen faucet
  - ii. Mansfield toilet
  - iii. Mirolin china basin for each. White colour. Moen faucets w/ chrome lever handles
  - iv. Oak vanity with solid oak flat panel doors in each bath. Flat panel oak linen tower in one bath.
- c. Whirlpool Bath Option
  - i. One-piece 4' shower unit and 5' corner whirlpool tub (Maax "Tandem"). Moen faucets
  - ii. Mansfield toilet.
  - iii. Mirolin china basin. White colour. Moen faucets w/ chrome lever handle
  - iv. Oak vanity and linen pantry with solid oak flat panel doors
- d. Lower Level Bath Option
  - i. 4' shower unit with built-in seat. Moen faucet
  - ii. Mansfield toilet.
  - iii. Mirolin china basin. White colour. Moen faucets w/ chrome lever handles
  - iv. 36" thermofoil vanity
- e. Kitchen
  - i. Stainless steel 2 bowl sink w/ Moen single-lever faucet
  - ii. Water supply and drainage hookups supplied for dishwasher.
- f. Miscellaneous
  - i. Plumbing drains for additional bath roughed-in in basement
  - ii. (2) Exterior frost-free hose bibs
  - iii. Laundry area includes washer and electric dryer hookups
  - iv. Floor drain in lower level furnace room
  - v. Union Energy Rental hot water tank to meet EnergyStar® specifications

## 11. Driveway, sidewalks and Landscaping

- a. Cement driveway and sidewalk to front door
- b. Fully sodded front, side and rear yards as applicable
- c. Developer to install 1ea decorative tree approximately every 30' of roadway
- d. Privacy fence constructed of pressure treated lumber



## 12. Legal Items

- a. **Homeowners and/or guests are not permitted to visit the jobsite without an appointment with a BK Cornerstone representative due to liability and Ministry of Labour regulations.**
- b. The Transfers/Deeds for all lots in this subdivision will contain a clause reserving oil and gas rights in favour of the Transferor/Vendor, its successors and assignees. No drilling is permitted within any residential subdivision.
- c. At removal of conditions, \$40,000 is due to the builder. At installation of roof and windows, \$60,000 is due to the builder. The failure to make any payment when due under this Agreement shall be subject to interest at the rate of 2% per month on such amount(s) until paid. NSF cheques are subject to a \$50 service charge in addition to any interest accrued.
- d. The Builder reserves the right to substitute items of equal or better quality. Standard features are subject to change without notice. Model homes may have features that are optional upgrades to the Standard Home Features and are not included in the Contract unless expressly indicated in the Purchase Agreement.
- e. **All materials must be sourced through Builder's suppliers.**



Schedule C  
The Building Process

**Of Special Consideration**

The following structural items must be addressed EARLY in the building process and may be considered only if the unit has not passed a certain point in the building process.

Windows & Exterior Doors	Requested changes should be made with Sales Staff at time of contract. Changes can only be accepted if orders have not yet been placed & conditions of sale have been removed.
Solar Tube	One solar tube is standard in each unit. Solar tubes are located in kitchen except those exterior units with windows on living side; solar tubes moved to main bath. Additional solar tubes may be purchased prior to shingle installation at \$950 ea. After shingle installation, an additional cost of \$150 is applied (\$1100 total)
Finished Basements	Due to scheduling constraints, requests for partial or fully completed basements are preferred at the contract stage and will only be accepted prior to the commencement of framing.

**The Building Process**

**Step 1: Determine Floor Plan & Structural Options**

- At time of contract, you will make a number of decisions including floor plan, bath option (ie Standard bath, Whirlpool bath or Ensuite bath) and selected upgrades.
- When considering your unit, note that customized floor plans are available but subject to a \$500 design fee

**Step 2: Customize your New Home**

Our Project Manager will meet with you to discuss and document your various selections

Where to start:

<b>Framing Plans</b>	Homeowners will be required to review and approve a framing plan. Careful consideration is required as once signed, changes are subject to a \$500 design change fee, in addition to any time & materials required for the change.
<b>Plumbing Fixtures</b>	Models are furnished with high quality, standard fixtures from suppliers such as Maax and Moen. Note: Shower doors are considered an 'extra.'  Changes or upgrades to any fixtures are available through Emco (2740 Temple Dr., Windsor 948-8131). Should you choose a non-standard fixture, staff will be able to explain the price difference and fax a copy of your selections to our office.
<b>Heating &amp; Cooling</b>	Outlets are placed to maximize heating & cooling efficiency. Locations are not negotiable.
<b>Electrical</b>	Homeowners will be required to review and approve an electrical plan including location of all plugs, switches, light fixtures, phone and TV outlets. Again, careful consideration is required as once signed, changes are subject to a \$500 change fee, in addition to any time & materials required for the change.
<b>Lighting</b>	<i>Relighting</i> (10 Renaud St., Amherstburg 736-8366) has a large selection of lights to suit a variety of budgets. Lights purchased from other suppliers are accepted but must be labeled with room location and delivered along with necessary bulbs to the job site no later than one week prior to close. Installation requests after this time subject to additional charges. Note: Door bells & hood fans are included with your unit and are

	not purchased through your \$750 lighting allowance.	
<b>Cabinets &amp; Counters</b>	All cabinets are crafted by <i>Designworks Cabinetry</i> . Door samples, stain colours, hardware options, laminate counter samples and other details are available in our showroom.	
<b>Flooring</b>	Ceramic Tile & Carpet	Carpet and tile are standard in our units. Carpet may be selected from our sample show room. Tile & decorative inserts and borders are available at <i>Centura Floor &amp; Wall Fashions</i> (3155 County Rd 42 966-3580) or <i>Palazzi</i> (3636 Walker Road 969-3941) The staff will assist you, explain any extra charges and fax your selections to the office.
	Hardwood & Laminates	A large selection of hardwood and laminate flooring is available in our showroom or at <i>Palazzi</i> . Please note that hardwood and laminate flooring is an upgrade.
<b>Paint &amp; Trim</b>	Paint	One paint colour chosen from the Pittsburgh paint deck and off-white ceilings is standard. Walls are painted with 'eggshell' and ceilings with 'flat' latex paint.
	Trim	All painted window, door and floor trim is painted with durable semi-gloss off-white paint. Oak, maple and mahogany trim is available as an upgrade and can be stained to match cabinetry and wood floors.
<b>Fireplaces</b>	<i>Lifestyles by the Firebox</i> in Leamington (107 Erie St. N. 326-8585) supplies all our fireplaces. Upgrades such as inserts, thermostats, remotes & decorative doors are available in their showroom	

#### Step 4: Set-up Utility Suppliers

Prior to close, homeowners will need to contact the appropriate suppliers to transfer or set-up new accounts

Union Energy (HWT Rental)	1-888-718-6466	Essex Power	519-776-8900
Union Gas	1-888-774-3111	Bell Canada	519-310-2355
Cogeco	519-972-6666	Canada Post	5862 Malden Road
Town of LaSalle	519-969-7770		www.town.lasalle.on.ca

#### Step 5: Delivery of Applicable Appliances

If you are purchase an over-the-range microwave or hood fan please arrange to have these items delivered 1 week prior to your closing date. **Please note that installation of all other appliances is the responsibility of the homeowner and that these appliances can not be delivered until the closing date.**

#### Step 6: New Home Presentation

This on-site final meeting includes:

- A room-by-room inspection of your home. Any deficiencies will be noted and where possible addressed prior to closing. Note that once owners have taken possession of their home, paint touch-ups become their responsibility.
- Explanation and orientation on all mechanical and electrical items including furnace, fireplace, air conditioner, hot water tank, water supply system, sump pump, whirlpools, electrical panel, etc.
- Details of the warranty with Tarion, along with warranties for windows, heating & cooling, and any other warrantable items
- Explanation of our After-Sales Service program and how to schedule for work that may be required

#### Step 7: Moving In

To help make this generally 'stressful' day a little easier, please note the following:

1. On the closing day we will unlock your home in the morning so that you can start moving right away. However, we cannot give you the keys to your unit until our lawyer has informed us the deal has closed.
2. We are responsible for connecting the telephone lines inside your house to the demarcation box outside. Bell Canada is responsible for bringing service lines to your house and connecting them at the demarcation box.
3. We cannot allow you to move items into your house before the closing date. Our insurance will not cover these items in the event they are stolen or damaged.

# Town Homes Optional Items Price List

PLUMBING	
Single Bath Option	Std
Ensuite Bath Option (Includes Oak vanity & tower)	3,750
Whirlpool Bath Option (Plan includes 2 pocket doors)	2,800
Water Line for Fridge	175
Water-driven back-up sump	450
Battery back-up sump (Battery not included)	600
Hot Water to Garage	110
Garberator Install (Electrical & plumbing)	300
Garberator (3/4HP Kindred Batch or Continuous)	545
Laundry tub w/ Moen faucet	280
Installation only of tub/shower doors	100
Tub/shower doors including installation	525
Install Grab Bars-each	55
Finished Lower Level Bath (PVC vanity & tower)	5,750
ELECTRICAL	
Panel moved to basement	1,500
Lower Level Electrical Rough-in	850
Interior pot light	120
"Eye-ball" potlight	145
Shower potlight	170
Extra Plug / Phone / TV (each)	60
Install Microwave (Incl. circuit & std hood credit)	120
Antenna/Satellite Wire to Attic - RJ6	85
Install additional Ceiling Fan	85
LED Under-Cabinet Lights w/ valance	800
Security system rough-in	275
Decora plugs & switches-main floor	250
<u>Central Vacuum</u>	
Rough-in (4 outlets)	450
Full Installation "Beam" (4 outlets)	1,500
Floor Sweep	175
HEATING & COOLING	
In-Line Micro Filter (Not Hepa)	450
Fireplace w/Oak Mantle, Blower (Mainfloor)	3,000
**Interior unit-special fireplace venting	525
Basement Fireplace* - Raised w/ larger painted Mantle, Tile Hearth, Blower	3,200
Stove Gas Line	350
Dryer Gas Line	350
BBQ Gas Line w/ valve box	400

GARAGE	
Keypad	75
Garage: Insulate, Drywall & Paint	Double 3,000
	1 1/2 Car 2,600
Garage: Drywall & Paint	Double 2,200
	1 1/2 Car 1,900
FLOORING	
<u>Premium 3 1/4" Oak Hardwood</u>	
Livingroom	2,000
Diningroom	930
Hallway	325
Master Bedroom (w/Std Bath)	2,800
Master Bedroom (w/Ensuite or Whirlpool Bath)	2,440
Bedroom #2	1,500
<u>Roxton 12mm Laminate</u>	
Livingroom	1,500
Diningroom or Foyer	150
Hallway	255
Master Bedroom (w/Std Bath)	2,000
Master Bedroom (w/Ensuite or Whirlpool Bath)	1,750
Bedroom #2	945
CABINETS	
Granite kitchen counter	A 4,075
(Kindred undermount & Moen Camerist)	B 4,325
	C 5,075
Bath vanity counter	Remnant/A 1,490
(A/Std "Ovalyn" undermount & Moen Eva)	B 1,580
	C 1,675
Std. pull-out shelf	each 75
Std. pull-out with Blum Motion	each 120
Tip-out	55
Std. Additional Bank-of-Drawers	each 120
FINISH, TRIM & CABINETS	
Each additional paint colour	200
Finished Lower Level	\$25/sq ft
Oak vaneer doors (main floor)	3,200
Oak trim (4" baseboard)	1,850
Oak trim (5" baseboard)	2,220
Decorative Crown Molding	\$7/ft
Additional solar tube before frame-up	TBD
Additional solar tube after frame-up	TBD
FENCES & DECK EXTENSIONS	
14'x10' Pressure-Treat Deck w/Alum. Balusters	2,400
COMPLETE CUSTOM DESIGN FEE	5,000

Note: Townhouse prices based upon standard home and above list of options. All other changes subject to a \$200 fee per revision.

Note: \$200 change fee plus time & materials for changes to electrical and cabinet plans once signed

Revised: September 17, 2012

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**NEW 1500 SQ FT MODEL  
OPEN HOUSE  
SUN 1-4  
492 Boismier**

View fully finished Model Homes at  
492 Boismier Ave., LaSalle.  
From Front Rd. take Sacred Heart  
East to Alfred. Turn right into  
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Watch for open house signs.



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designed for the 50+ Lifestyles**



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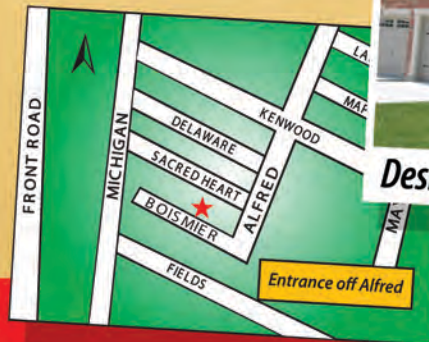
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