

STRAWBERRY GARDENS

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

FEATURES OF HOMES

- Grade level brick ranches
- 1250 - 1350 Sq. ft units available
- 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

1250 - 1350 SQ FT MODELS

**OPEN HOUSE
SUN 1-4**

**NEW MODEL UNDER
CONSTRUCTION**

From Front Road take Boismier
3 blocks to Michigan Ave.
(Strawberry Gardens)

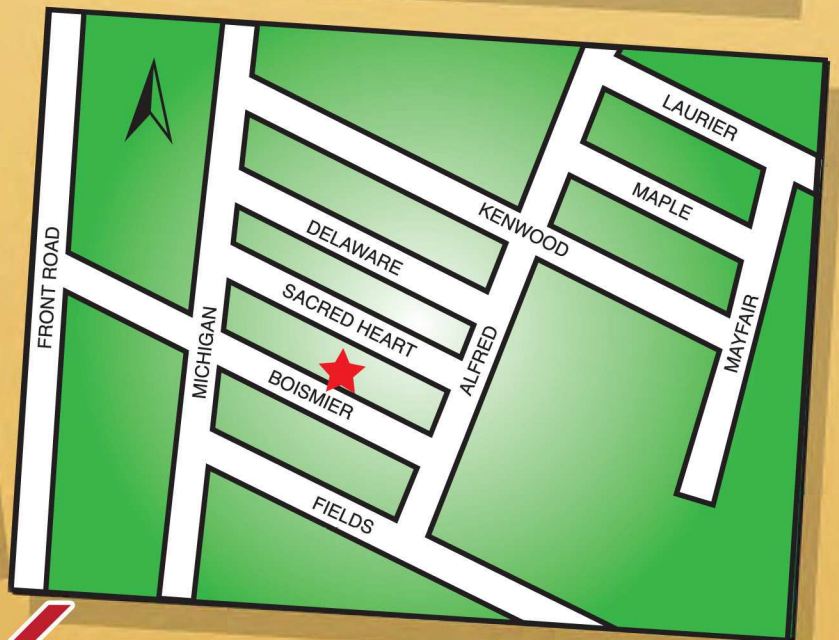
**NO SNOW TO
SHOVEL OR
GRASS TO CUT!**



Designed for a ... Relaxing Lifestyle!



Relax in Comfort, Retire in Style!



BK
Cornerstone
DISTINCTIVE HOMES

ATLAS
REALTY (WINDSOR) INC. BROKERAGE

ALLAN BLAIN, BROKER OF RECORD

519-966-7717 or 519-978-2224

EMAIL: ablain@atlasrealtywindsor.ca

www.AtlasRealtyWindsor.ca

Strawberry Gardens

FEATURE SHEET

- 1,250 sq ft or 1350 sq ft Ranch-style Townhomes
- 1 ½ and 2-car garages
- 2 bedrooms (Master with tray ceiling and walk-in closet)
- Front courtyard and rear covered cement porch
- Front door with side-lights and decorative leaded glass
- Beautifully designed kitchen cabinetry with choice of style, colour, countertops, and hardware
- 3 bathroom layout options available. All options include beautifully designed vanities and linen cabinet
- 30-year shingles
- Main floor laundry
- \$750 interior lighting allowance
- Additional 1,250 sq ft of unfinished basement including bathroom rough-in
- High-efficiency furnace and heat recovery ventilator
- Central air conditioning
- Sod, cement drive and sidewalk
- Optional Napoleon gas fireplace with mantle
- 7-Year Ontario New Home Warranty ONHW (Tarion)
- 25 year Service Excellence Award Rating by ONHW (Tarion)
- Freehold Townhomes. Mandatory maintenance package of \$70/month
- Optional barrier-free design and accessories available
- Three months free Cogeco digital cable, digital phone and high speed internet service

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



**BK Cornerstone Design/ Build
Ltd.**

**PO Box 308
Belle River, On
N0R 1A0**

519-728-3664
info@bkcornerstone.com



Whirlpool Bath Option
Add \$3000

Ensuite Bath Option
Add \$6000

Powder Room Option
Add \$2500

Standard Exterior Unit Duplex
1250 sq. ft. \$ 277,900

Strawberry Gardens



"P"



PHASE II

Schedule B: Standard Home Features & Construction Specifications

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/ antique brass or brushed nickel knobs and hardware
- h. 2 3/4" Colonial casings, painted and 4 1/4" Colonial baseboards, 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

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 Fiberglass entrance door with matching steel sidelite
- f. 6' sliding patio door with integrated sliding screen door
- g. Insulated Fiberglass 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 (4) total telephone and/or cable TV jacks per finished floor. Locations to be determined on electrical drawings.
- k. White toggle-style switches and matching receptacles, including cover plates
- l. \$750 interior lighting allowance

11. Plumbing

- a. Standard Bath
 - i. One-piece tub/shower unit or one-piece 4' shower with built-in seat. Kohler faucet.
 - ii. Mansfield toilet.
 - iii. Mirolin china basin. White colour. Kohler faucets w/ chrome lever handles
 - iv. Polyester (PVC) vanity and linen pantry with Polyester (PVC) 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. Kohler faucet
 - ii. Mansfield toilet
 - iii. Mirolin china basin for each. White colour. Kohler faucets w/ chrome lever handles
 - iv. Polyester (PVC) vanity with Polyester (PVC) flat panel doors in each bath. Flat panel Polyester (PVC) linen tower in one bath.
- c. Whirlpool Bath Option
 - i. One-piece 4' shower unit and 5' corner whirlpool tub (Maax "Tandem"). Kohler faucets
 - ii. Mansfield toilet.
 - iii. Mirolin china basin. White colour. Kohler faucets w/ chrome lever handle
 - iv. Polyester (PVC) vanity and linen pantry with Polyester (PVC) flat panel doors
- d. Lower Level Bath Option
 - i. 4' shower unit with built-in seat. Kohler faucet
 - ii. Mansfield toilet.
 - iii. Kohler china basin. White colour. Kohler faucets w/ chrome lever handles
 - iv. 36" thermofoil vanity
- e. Kitchen
 - i. Stainless steel 2 bowl sink w/ Kohler 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

12. Driveway, sidewalks and Landscaping

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

13. Legal Items

- q. **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.**
- r. 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.
- s. 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.
- t. 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.
- u. **All materials must be sourced through Builder's suppliers.**
- v. The purchaser must make all finish selections 2 weeks after welcome meeting. As stated in section 18 of the Tarion Warranty program, if selections are not done in the noted time frame the vendor will make selections on the Purchaser's behalf.



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.
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 \$5000 design fee

Step 2: Customize your New Home

You will be contacted by our office after the contract has finalized. You will be given our Welcome Package to aid in making selections in a timely manner and we will obtain information from you to get you started on our BuilderTrend software. We will also discuss your visit schedules which will occur after frame-up, at the end of insulation and after first coat of paint. We will require you to book these visits.

Where to start:

Framing Plans	Homeowners will be required to review and approve a framing plan. Careful consideration is required as once signed, changes are subject to a \$5000 design change fee, in addition to any time & materials required for the change.
Plumbing Fixtures	Models are furnished with high quality, standard fixtures from suppliers such as Longevity and Kohler. 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.
Heating & Cooling	Outlets are placed to maximize heating & cooling efficiency. Locations are not negotiable.
Electrical	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.
Lighting	<i>Relighting</i> (10 Renaud St., Amherstburg 736-8366) and Lighting Boutique (4072 Walker Rd., Windsor 969-0152) have a large selection of lights to suit a variety of budgets. Note: Door bells are included with your unit and are not purchased through your \$750 lighting allowance.

Cabinets & Counters	All cabinets are crafted by Designworks <i>Cabinetry or Windmill Cabinet shop</i> . Door samples, stain colours, hardware options, laminate counter samples and other details are available in our showroom. The standard cabinet materials include Polyester (PVC) for the kitchen and main bath, Thermoform in the basement bath.	
Flooring	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 Palazzi (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 Palazzi. Please note that hardwood and laminate flooring is an upgrade.
Paint & Trim	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.
Fireplaces	<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 2 weeks 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: Home Warranty Program Information Session

Approximately 2 weeks prior to closing you will be contacted by our office to attend a Tarion Home Warranty information session. We can also answer any remaining questions you may have pertaining to the build.

Step 7: 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 8: 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 vanity & tower)	6,000
Whirlpool Bath Option (Plan includes 2 pocket doors)	3,000
Powder Room Option	2,500
Water Line for Fridge	400
Water-driven back-up sump	750
Battery back-up sump (Battery not included)	1,250
Hot Water to Garage	500
Garberator Install (Electrical & plumbing)	425
Garberator (3/4HP Kindred Batch or Continuous)	750
Laundry tub w/ Kohler faucet	550
Installation only of tub/shower doors	450
Tub/shower doors including installation	800
Grab Bars-each (install only)	100
Finished Lower Level Bath (PVC vanity & tower)	8,500
ELECTRICAL	
Lower Level Electrical Rough-in and Frame up	5,000
Interior pot light LED	150
"Eye-ball" potlight LED	175
Shower potlight LED	195
Extra Plug / Phone / TV (each)	100
Install Microwave (Incl. circuit & std hood credit)	200
Install chimney style hood fan	400
Antenna/Satellite Wire to Attic - RJ6	120
Install additional Ceiling Fan	120
LED Under-Cabinet Lights w/ valance	900
Security system rough-in	425
Decora plugs & switches-main floor	400
<u>Central Vacuum</u>	
Rough-in (4 outlets)	500
Full Installation "Beam" (4 outlets)	1,700
Floor Sweep	200
HEATING & COOLING	
In-Line Micro Filter (Not Hepa)	450
Fireplace w/Oak Mantle, Blower (Mainfloor)	4,500
**Interior unit-special fireplace venting	525
Basement Fireplace* - Raised w/ larger painted Mantle, Tile Hearth, Blower	4,700
Stove Gas Line	450
Dryer Gas Line	450
BBQ Gas Line w/ valve box	600
MISCELLANEOUS	
Kitchen Backsplash Tiled	900
Lighting Allowance Upgrade	1,000

GARAGE			
Keypad			100
Garage: Insulate, Drywall & Paint	Double		4,500
	1 1/2		3,500
FLOORING		1350 sq ft	1250 sq ft
<u>Premium 3 1/4" Oak Hardwood</u>			
Livingroom		2850	2,700
Diningroom		1250	1,150
Hallway			750
Master Bedroom (w/Std Bath)		4150	3,100
Master Bedroom (w/Ensuite or Whirlpool Bath)		2900	2,750
Bedroom #2		1850	1,750
CABINETS		1350 sq ft	1250 sq ft
Oak Kitchen		5000	4,000
Maple Kitchen		5500	4,500
Oak Main Bath Vanity			500
Maple Main Bath Vanity			600
Powder Room Polyester Vanity			600
Raised Panel (Kitchen and Main bath)			1,200
China Cabinet			
Polyestre			3,800
Oak			4,500
Maple			4,600
Raised Panel			600
Granite kitchen counter	A		4,075
(Kindred undermount & Kohler)	B		4,325
	C		5,075
Bath vanity counter	Remnant/A		1,490
(A/Std "Ovalyn" undemount & Kohler)	B		1,580
	C		1,675
Std. pull-out shelf	each		225
Std. pull-out with Blum Motion	each		260
Tip-out			150
Std. Additional Bank-of-Drawers	each		400
FINISH, TRIM & CABINETS			
Each additional paint colour			200
Finished Lower Level			\$27/sq ft
Decorative Crown Molding			\$10/ft
FENCES & DECK EXTENSIONS			
COMPLETE CUSTOM DESIGN FEE			5,000
Revision fee			500

Revised: June 2, 2016

Note: Townhouse prices based upon standard home and above list of options. All other changes subject to a \$500 fee per revision.

Note: \$500 change fee plus time & materials for changes to electrical and cabinet plans once signed