



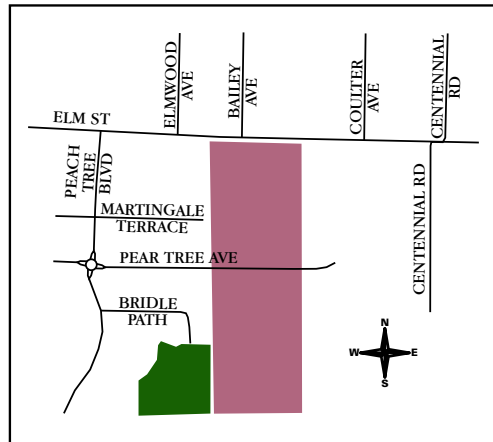
Quality Homes
At Affordable Prices

St. Thomas, ON
N5R 5T5
519-633-9642
rickcollier@rogers.com
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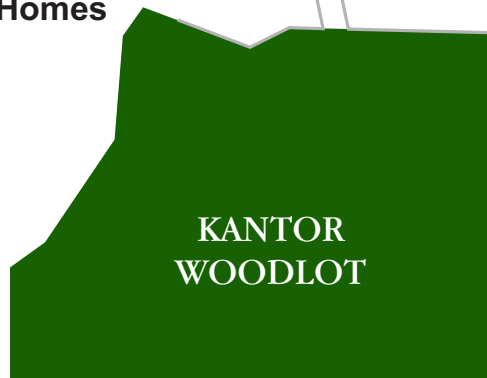


PHASE 1

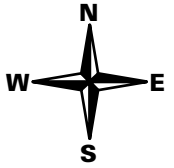
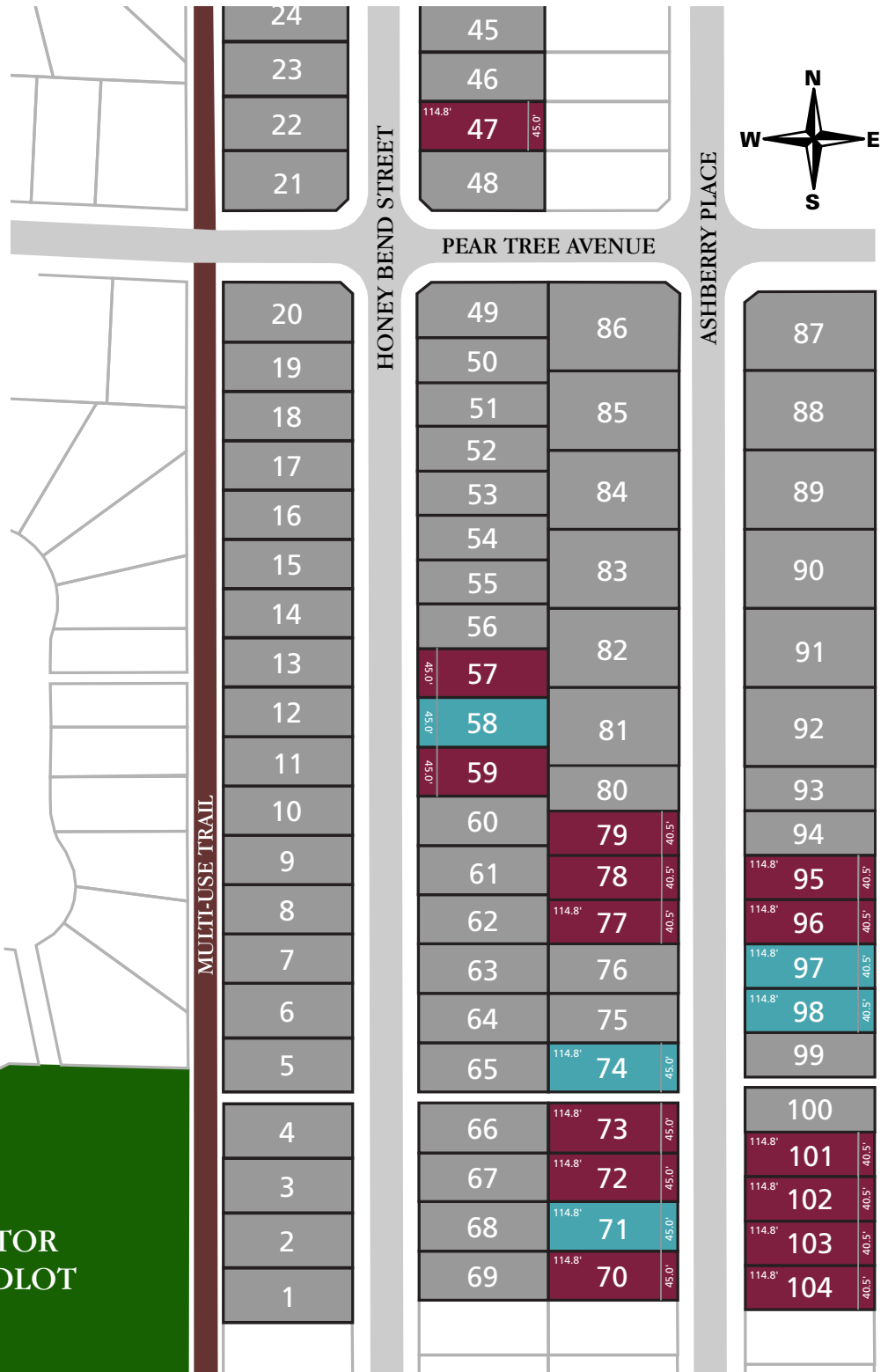
Building permits
available spring 2017.
Now taking deposits
on lots.



Sold
 Collier Homes
 N/A



Lots for Sale		
Lot #	Frontage (ft)	Sale Price
47	45.0'	\$80,395
57	45.0'	\$80,395
58	SOLD	\$80,395
59	45.0'	\$80,395
70	45.0'	\$80,395
71	SOLD	\$80,395
72	45.0'	\$80,395
73	45.0'	\$80,395
74	SOLD	\$80,395
77	40.5'	\$72,500
78	40.5'	\$72,500
79	40.5'	\$72,500
95	40.5'	\$72,500
96	40.5'	\$72,500
97	SOLD	\$72,500
98	SOLD	\$72,500
101	40.5'	\$72,500
102	40.5'	\$72,500
103	40.5'	\$72,500
104	40.5'	\$72,500



SPECIFICATION SHEET SCHEDULE B



EXTERIOR FEATURES

Building permit and levies included.
Sanitary sewers, water and gas, underground hydro, telephone, cable TV.
Paved street with curb, gutter, sidewalk and street lights as per subdivision plan.
Entire lot to be graded and fully sodded
Concrete foundation, basement and garage floors. Clay brick per selection from suppliers' samples.
All exterior doors are steel insulated.
2 Exterior water tap.
2 Waterproof exterior electric outlet.
All exterior windows double glass.
Screens on all operating windows, grills and shutters as shown on model.
Insulating glass patio doors complete with screens, where applicable.
Limited lifetime asphalt roof shingles.
Pre-finished maintenance free aluminum/vinyl seamless eavestrough, soffits, & fascia.
Poured concrete porch and patio stones to driveway.
Paved driveway

INTERIOR FEATURES

3 Cable & 3 Telephone outlets.
Electrical outlets as per Ontario Hydro specs.
All subfloors 5/8" tongue and groove plywood, nailed and screwed.
All light fixtures and door chimes supplied and installed by Vendor.
Choice of high quality broadloom and cushion vinyl as per builder's samples.
Colonial painted trim and series 800 doors
Interior walls of living area and garage to be drywall.
One-half inch gypsum board fastened by screws on walls.
1/2" gypsum board fastened by screws on all insulated ceilings.
All walls painted two coats, three colours throughout.
Textured and flat ceilings.

HEATING SYSTEM

High-efficient forced-air natural gas furnace, sized for each home.
Insulation to approved standards, R-50 attic, R-24 walls
Duct work equipped to handle future air-conditioning

KITCHEN

High quality custom-built kitchen cupboards with a selection of styles and finishes, with roll top counters.
Two speed range hood.
Double stainless steel sink.

BATHROOMS

White/bone fixtures in all bathrooms.
Custom built vanities with arborite roll-tops.
Quality washerless faucets.
Fiberglass tub enclosures.
Power exhaust fans where applicable.
Mirrors above vanities.

GARAGES

Poured concrete floors.
Painted steel sectional doors.
Interior walls, drywalled & painted.
Electrical outlet, overhead light.
Walls painted standard colour.

MISCELLANEOUS

100-amp electric service with breaker panel-copper wiring.
Heavy duty receptacle for clothes dryer and stove.
Standard plastic laundry tub in basement
Rental gas or electric hot water heater
Water meter installed by PUC and gas meter installed by Union Gas.
Location as per utility policy.
Rough-in for 3 pc washroom in basement.
Basements studded, with R20 insulation.