



BRIDLEWOOD
THE ESTATE RESIDENCES
OF CAMPBELLVILLE

CARSON REID HOMES
BRIDLEWOOD - THE ESTATE RESIDENCES OF CAMPBELLVILLE
SPECIFICATIONS - SCHEDULE A

STANDARD FEATURES

- Poured concrete foundation
- Poured fruit cellar under front porch
- Floor sheathing nailed and screwed
- R12 fiberglass insulation in basement from floor to ceiling
- Exterior outside house wall construction is 2 x 6 (R-22)
- R50 Blown insulation in ceiling
- High efficient gas forced air furnace with white floor registers
- Insulated steel exterior doors
- Screens for all opening windows
- White bathroom fixtures
- Connections for automatic washer and dryer
- One piece acrylic bathtub or shower
- Two exterior lawn service taps
- White hood fan in kitchen vented to exterior
- Two exterior weatherproof outlets
- Smoke detector on each floor
- 200 amp Breaker panel
- Dryer vent installed
- Copper wiring throughout
- Heavy duty cable and receptacle for stove
- Rental Water heater supplied by Overland Plumbing and Heating (Purchaser to sign a consumer rental agreement with rental company)
- Oak railing on stairs as per plan
- Choice selection of cabinets and countertops (from builder's samples)
- Opening for dishwasher
- Aluminum soffits, fascia and eavestrough (Choice from builder's samples)
- Dead bolts on exterior swing doors of house
- Seeded front, side and rear yards (sodding approximately 30' around house)
- Drilled well and submersible pump
- Septic system



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UPGRADE FEATURES INCLUDED

- *** Poured concrete front sidewalk
- *** Paved drive
- *** 12 x 12' pressure treated deck at rear with stairs only included on rear walkout lots
- *** Steel sectional insulated roll up garage door - Carriage style with windows
- *** 30 year Cambridge shingles AR
- *** 2 x 10 floor joists
- *** Plywood Floors and plywood roof
- *** 9' Ceilings on 1st floor and 2nd floor
- *** Aluminum freeze board under soffit as per plan on front of house
- *** Citadel stone on front, sides and rear with stucco or board and batten accents (as per plan)
- *** Address Stone
- *** Colour vinyl clad split finish casement windows on 1st and 2nd floor (One operator per room)
- *** 8' high front entry door
- *** Main stair from the first to second floor to have oak stringers, treads and risers with a carpet runner
- *** California knockdown ceilings
- *** Drywall garage and finish with one coat of paint
- *** Round bead on drywall corners
- *** Rough in central vac
- *** Rough in security system
- *** Pot light in shower bathtubs and showers
- *** Lights over each bathroom sink
- *** Indirect fluorescent lighting under kitchen and laundry top cabinets
- *** White decor light switches and plugs
- *** 4 pots - 4" halogen lights in kitchen
- *** 6 pots - 4" halogen in great room or family room
- *** One exterior outlet in front soffit for seasonal lights
- *** Interior and exterior light fixtures, door chime and hood fan
- *** Moen faucets on vanities and kitchen sink with oil rubbed bronze finish
- *** Undermount double stainless steel kitchen sink
- *** Moen posi-temp faucets on showers with oil rubbed bronze finish
- *** Elongated low water consumption toilets
- *** Rough-in for future water softener with pantry faucet on kitchen sink
- *** Rough-in 3pc in basement
- *** Rough in only for future sewage pump if applicable
- *** Whirlpool tub in ensuite
- *** Cabinet laundry tub
- *** Air Exchanger



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- *** Central Air Conditioning (Lennox 13 Seer)
- *** Gas fireplace in family room as per plan with ceramic on face and surround & wood mantel
- *** Gas Line to rear for barbecue
- *** Decor and Goldstar Collection series ceramic floors in entry, kitchen, dinette, all bathrooms
- *** 48" high mirrors over vanities extended to the width of vanity
- *** 7" step baseboards and 3 1/2" step casings
- *** All main floor square arches to be trimmed
- *** 7' high #800 Series embossed interior doors, 2 panel smooth round top roman style
- *** Architrave header over doors and windows in main floor foyer
- *** Vinyl coated wire closet shelving
- *** Weiser curved Toluca lever style 11P (oil rubbed bronze) interior door handles
- *** Acacia Grip Set 11P (oil rubbed bronze) on front door
- *** Raised Panel doors in Kitchen, laundry & bathrooms
- *** 36" high top cabinets in kitchen with 3" crown mould
- *** Lazy susan, microwave shelf (if possible)
- *** Classic series granite countertops in kitchen, laundry & bathrooms
- *** One (1) cutlery drawer in kitchen
- *** Self closing drawers in kitchen
- *** Tray slots above fridge
- *** Two (2) sets of deep drawers
- *** Step up two upper units in kitchen
- *** Bank of drawers in vanities with two sinks
- *** Panels on back of islands
- *** Bottom cabinets for laundry tub with raised panel doors & granite countertop. Top cabinets in laundry room over washer, dryer, laundry tub 36" high with raised panel doors
- *** Walls to receive a primer and two finish coats of paint with a light tint base (max 3 colours)
- *** Trim to be painted antique white or cool white
- *** 45 oz stain master textured Courtside carpet with 11 mil high density underpad
- *** Superior 3/4" prefinished select hardwood in living ,dining room, or great room and main floor den (from builder's samples)
- *** Tarion New Home Warranty Enrollment Fee
- *** Building Location Survey
- *** Landscaping with mulch and shrubery along front wall of house

Selections for colours to be completed by the Purchaser two weeks after firming up. Upon completion of the colour selections and the blueprint meeting, no changes will be possible. The Vendor shall have the right to reverse the plan on the building lot. Room sizes, ceiling heights and house details may vary from the plan or model home. Final grades, slopes and swales may vary from the preliminary grading of the lot.

Mar-14

