

**Welcome Home.**



## **FEATURES & FINISHES**

**TO BE BUILT:** Custom bungalow. Enjoy main floor living in a peaceful rural setting, minutes to Owen Sound. Featuring 3 bedrooms, 2 bathrooms, a custom kitchen, open concept living space and a 1 car garage with entry to the foyer. This brand new build boasts 1347 sqft of above ground finished living space and an unfinished basement with rough in for an additional 3-pc bathroom.

JCB Enterprises is a local residential builder with over 28 years experience in construction & building custom homes in the Owen Sound & Grey County area.

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# PROJECT FEATURES

## CONSTRUCTION FEATRES

- Poured concrete foundation
- Walls – 2x6 wood frame construction ½" sheathing.
- Floors – engineered floor system.
- Truss roof framing with ½" plywood roof decking.
- Premium architectural shingle with ice and water protection at eaves. Pre-painted valleys with ice and water protection.
- Insulation – exterior above grade walls R-24 – flat ceiling R-60- sloped ceiling R-31- basement walls R-12 plus R-10 continuous rigid insulation.

## EXTERIOR FEATURES

- Architectural designed by Arch Solutions and coordinated exterior design.
- Custom high-end white windows by North Star windows
- Dorplex Fibreglass Front entry
- Roof – GAF Timberline HDZ Shingles in colour "Slate"
- Shouldice stone masonry exterior- Estate Stone Wiarnton Blend
- Engineered Wood Siding by LP Smartside in "Quarry Grey" with "Tundra Grey" trim
- Keyless front door entry
- Maintenance free aluminum fascia, eavestroughs and down pipes.
- Basement egress windows as per plan.

## LANDSCAPE FEATURES

- Driveway installation
- Mature tree in front yard
- Garden bed at front of house
- Pond in backyard
- Concrete finish on rear deck.
- Concrete finish on front porch.

# MECHANICAL FEATURES

## ELECTRICAL

- 200 Amp service.
- Hardwired Smoke Detectors on each level including all bedrooms interconnected and carbon monoxide detectors in accordance with the current Ontario Building Code.
- 220 volt heavy-duty receptacle for stove and dryer.
- Waterproof recessed pot lights to shower enclosure in bathrooms.
- Two exterior waterproof electrical outlets.
- White switches and receptacles through-out.
- 20 interior LED recessed pot lights.
- 2 exterior lights, 1 at front door and rear

## PLUMBING

- Three piece rough-in bathroom in basement.
- All sinks and faucets to have shut offs under cabinets.
- Pex water piping system.
- Hot water tank is to be a rental.

## HVAC

- High efficiency furnace and air conditioner.
- Heat recovery ventilator.
- Programmable thermostat.
- Exhaust fans in all bathrooms and laundry area.

# INTERIOR FINISHES

## GENERAL

- Luxury Vinyl Plank Flooring throughout
- Stairs/risers pickets etc., stained in a complimentary shade to match the floor
- 5.5 inch trim around window
- Pre-finished shelving in closet with hanging rod
- 1 coats of primer and 2 finish coats of Benjamin Moore "Chantilly Lace" paint throughout

## KITCHEN

- Custom kitchen cabinetry in "Glazed Mocha" with extended height upper cabinets, soft close drawers and doors. (\*potential for Buyer to paint depending on when purchased.)
- Faux marble finish laminate counter tops (\*potential for Buyer to upgrade depending on when purchased.)
- Double stainless steel sink with pull-down spray faucet
- Kitchen exhaust rough-in provided
- Dishwasher rough-in included

## LAUNDRY

- Complete rough-in for washer and dryer in basement

## MASTER ENSUITE & MAIN BATHROOM

- Master ensuite, main bath and powder room custom vanities with white porcelain countertops
- Bathroom finishes/hardware designer's pick of satin, nickel, chrome. (\*Negotiable depending on time of purchase)

## BASEMENT

- Basement finishing is not included but may be negotiated as an option in addition to purchase price.

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NOTES:

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- All illustrations are artist's concepts.
- The purchaser acknowledges that the floor plan may be reversed.
- The Vendor reserves that right to substitute materials that are of equal or better quality.
- The purchaser acknowledges that variations in colour and shade uniformity may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes.
- Purchaser to accept the exterior designer choices of siding, shingles, paint colours, etc.



Main Level Floor Plan

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Questions?

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