

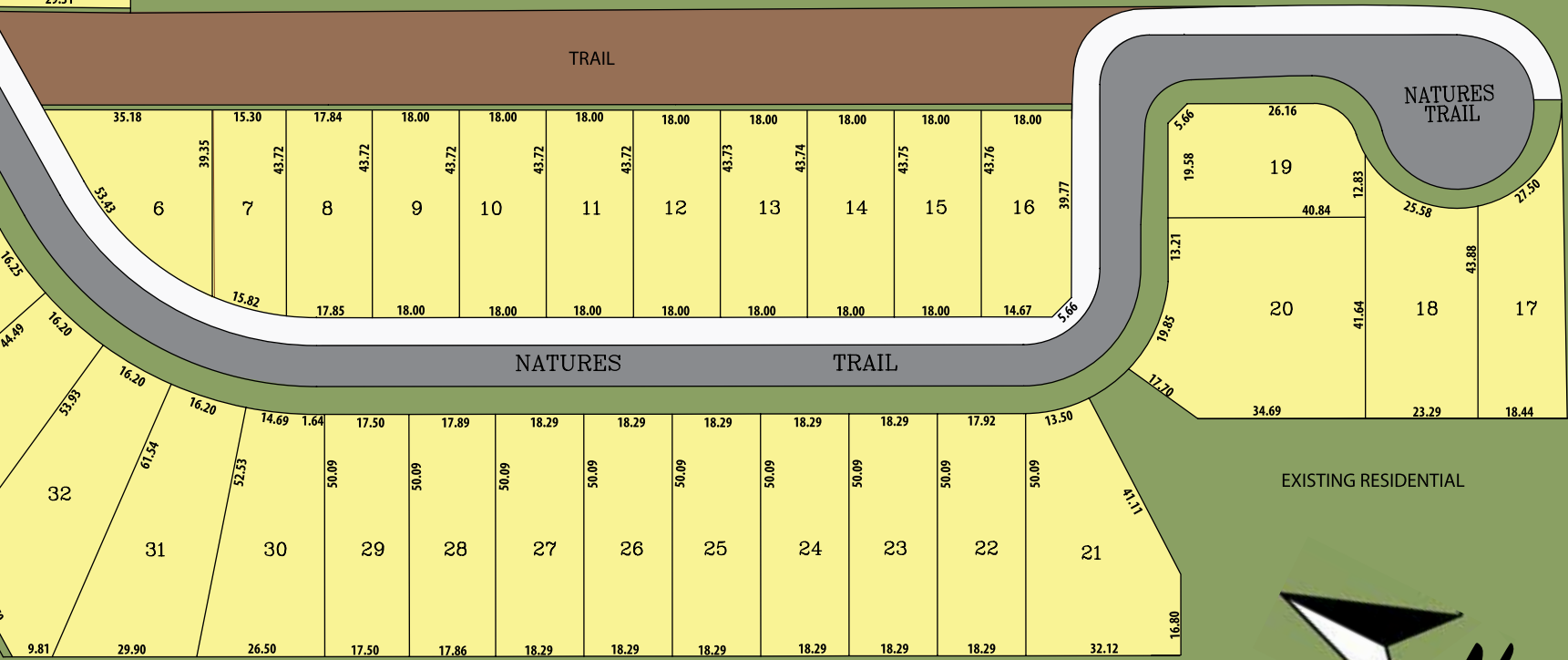
SEASONAL CAMPGROUND/RV PARK



Site Plan - Golf Side Estates



TO MARL LAKE ->



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Site Plan is not to scale and is Artist's Concept only. JDC HOMES assumes no liability for inaccuracies, errors, or omissions in the site plan.
All dimensions are approximate (in metres) and are subject to change without notice. E.&O.E. September 2017



Excellent Exterior & Community Features

- ✓ Architectural continuity throughout by one builder.
- ✓ State of the art, fully serviced community including storm and sanitary sewers, municipal water connections and concrete curbs, hydro, and asphalt paved roads.
- ✓ Poured concrete slab to the front entries.
- ✓ Architecturally selected & controlled exterior colour package. Builder approves all exterior colours.
- ✓ Sodded front and side yard, backyard topsoil and graded.
- ✓ Community services by Natural Gas, Cable TV and Telephone.
- ✓ Crushed stone driveway.
- ✓ Concrete steps, where applicable.

Quality Construction Features

- ✓ Quality brick construction to all elevations.
- ✓ 2"x 6" exterior wall construction for main floor.
- ✓ Self-sealing asphalt shingles with manufacturer's 25 year warranty.
- ✓ 5/8" sub-floor nailed, glued and screwed to floor joist.
- ✓ Poured concrete basement walls with heavy duty damp proofing and weeping tiles.
- ✓ Garage access doors to the interior of the home as per plan if applicable, where grade permits.
- ✓ High efficiency forced air gas furnace (location may vary and at Builder's discretion).
- ✓ Decorative exterior columns as per plan, only if applicable.
- ✓ Maintenance free aluminum soffits, fascia, eave troughs and downspouts.
- ✓ 7/16" aspenite roof sheathing.
- ✓ Uncovered pressure treated wood deck included as per plan (up to 120 sq.ft., no stairs).
- ✓ Wood or steel beam construction at Builder's discretion.
- ✓ All garages to have concrete floor sloped to drain out.
- ✓ Concrete finished basement floors.
- ✓ Concrete finished front entry porches as per plan if applicable.
- ✓ All exterior doors and windows to be fully caulked with quality brand caulking.

Heating Features

- ✓ Natural gas tankless water heater (on rental basis only, location may vary, at Builder's discretion).
- ✓ High efficiency, forced air gas furnace (location may vary, at Builder's discretion).

Premier Interior Features

- ✓ Engineered "Silent Floor" system.
- ✓ Oak main stairs with oak handrail and wrought iron spindles.
- ✓ 12mm quality laminate flooring in all bedrooms, living room, dining room, family room and hallway.
- ✓ Textured ceilings with 4" smooth border in all rooms except kitchen, nook, bathrooms and main floor laundry (if applicable).
- ✓ Two coats of quality paint (including primer) on all walls and woodwork trim (white in colour), two colours throughout.
- ✓ Ceramic flooring in kitchen, nook, bathrooms, main floor laundry (if applicable) and foyer.
- ✓ Main floor laundry room as per plan, if applicable.
- ✓ Step style casings on all windows & doors.
- ✓ Step style baseboards.
- ✓ Drop ceiling in bathroom over bathtub.
- ✓ Deadbolt locks on all steel insulated exterior doors.
- ✓ All interior doors to have two panel door design.
- ✓ Nine foot ceilings on the main floor.

Plumbing Features

- ✓ Two exterior hose bibs, one at the rear and one in the garage.
- ✓ Double stainless steel kitchen sink.
- ✓ Hot and cold water connections for washer and dryer.
- ✓ Drain for washer discharge and venting for dryer.
- ✓ Wirsbo Aquapex™ water pipes and ABS drains throughout.
- ✓ White bathroom fixtures throughout.
- ✓ Single basin laundry tub with hot and cold water taps.
- ✓ Rough-in for future dishwasher.
- ✓ Single lever faucets throughout, except laundry room.
- ✓ Rough-in for future 3 pc basement bath (location may vary and at Builder's discretion).

Superior Electrical & Lighting Features

- ✓ Pre-wired rough-in outlets for telephone (1) & cable TV (3).
- ✓ Smoke detectors for family safety, one on each floor/every bedroom.
- ✓ Heavy duty wiring receptacle for stove and dryer.
- ✓ Ground fault breaker for bathroom electrical outlet for family safety.
- ✓ Switch controlled wall outlets in living room (if applicable).
- ✓ Light fixtures at all exterior doors.
- ✓ White switches and plates throughout.
- ✓ Two exterior weatherproof electrical receptacles, one at front and one at rear of home.
- ✓ Electrical receptacle in garage.
- ✓ Front doorbell.
- ✓ Above kitchen counter electrical receptacles.
- ✓ Electrical breaker panel, copper wiring throughout to Hydro specifications.
- ✓ Light fixtures provided throughout finished areas except living room/great room (if applicable).

Durable Doors/Heating Features

- ✓ Walk-out glass sliding doors, as per plan.
- ✓ Quality, thermal insulated steel door to front exterior with weather-stripping, gripset and dead bolt lock.

- ✓ All operating windows to have screens.
- ✓ Insulated metal entry door from garage to home, as per plan where applicable, and where grade permits (door to include a self-closer and dead bolt lock).
- ✓ Eight foot high steel insulated sectional roll-up type garage door as per plan.
- ✓ Maintenance free vinyl thermopane casement windows for the main floor and quality vinyl slider windows for the basement side and rear elevations.
- ✓ Steel side door from garage to the outside, as per plan if applicable and where grade permits.

Safety/Security Features

- ✓ One automatic smoke detector installed on every floor/bedroom for home and family safety.
- ✓ Ground fault interrupter protection for all bathroom(s) and powder room.
- ✓ High quality lock with deadbolts on all exterior swing door(s).
- ✓ Carbon monoxide detector.

Supreme Kitchen & Laundry Features

- ✓ Heavy duty plug receptacle for stove installation.
- ✓ Quality ceramic tiles to ceiling height in standard tub enclosure.
- ✓ Quality finish cabinetry in kitchen, master ensuite and main bath (design/layout subject to change without notice, at Builder's discretion).
- ✓ Arborite or Formica kitchen counter tops and vanity counter tops.
- ✓ All bathroom vanities to receive mirrors.
- ✓ Showerhead to all bathtubs.
- ✓ Shower stall to receive full wall tiling as per applicable plan.
- ✓ All showers to include a pressure balance (temperature control) with single lever faucet.
- ✓ Towel bar and toilet paper holder.
- ✓ White hood fan over stove area to vent outside.
- ✓ Outlet from ground floor to basement ceiling for optional central vacuum system.
- ✓ Opening in kitchen cabinet for optional dishwasher.

Optional Upgrades & Customizing

JDC Homes offers a wide selection of upgrades and can customize to suit your unique needs wherever possible. Please consult our sales representative for upgrade requests. All selections, including upgrades, are to be made from builder's samples only.

Specifications vary depending on community and are subject to change without notice. E. & O.E.



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