



It's where you want to live



Glorious Details

EXTERIOR FEATURES

1. "FORMAL FRENCH PROVINCIAL" & "CLASSIC ENGLISH TUDOR" INSPIRED ARCHITECTURAL DESIGNS with finishes of TUMBLED ARISCRAFT STONE, STUCCO & GENUINE CLAY BRICK with raked masonry joints, "LIMESTONE" PRECAST DETAILING SUCH AS: ARCHES, KEYSTONES, BANDING & DOUBLE SILLS. Stucco areas receive decorative "maintenance free" stucco trim & frieze board. Elevations are complimented with painted/prefinished and/or stucco decorative exterior columns and ornate black metal railing, as per front elevation.
2. BRICK SOLDIER COURSING WITH STEEL LINTELS ABOVE ALL SECOND FLOOR WINDOWS, as per elevation.
3. Architecturally controlled colour schemes from Rosehaven's selections for the purpose of providing a pleasing streetscape.
4. MAINTENANCE FREE VINYL CASEMENT WINDOWS WITH LOW E GLASS, ARGON GAS AND WARM EDGE SPACERS THROUGHOUT, basement windows are vinyl sliding windows with Low E glass & warm edge spacers only. All operating windows have screens.
5. Front elevation windows to have internal aluminum grills with Low E glass, Argon gas and warm edge spacers, as per elevation.
6. SEPARATE 12" TRANSOM WINDOWS to main floor windows on the front elevation, as per plan.
7. "TRANSOM HEIGHT" WINDOWS to all main floor side and rear windows.
8. SIX FOOT (6'0") WIDE GARDEN DOORS WITH 12" TRANSOM WINDOW above and/or French door(s) with 12" transom window above at rear of home, on the main floor only, as per plan. (Garden doors are French style doors, one door operation, one fixed with sliding screen)
9. PALLADIAN ROUND TOP WINDOWS, as per plan.
10. COVERED & RECESSED FRONT ENTRIES, PORCHES, as per plan.
11. ELEGANT EIGHT FOOT (8'0") TALL FIBERGLASS INSULATED FRONT ENTRY DOOR(S) FEATURING AUTHENTIC WOOD-GRAIN TEXTURE WITH AN OVERSIZED GLASS PANEL INSERT and "BRUSHED NICKEL" GRIP SET WITH DEADBOLT LOCK, as per plan/elevation. Where a SINGLE FRONT ENTRY DOOR is shown (with or without a sidelight) the door WILL BE THIRTY-SIX INCH (36") WIDE, as per plan/elevation.
12. BLACK CAST ALUMINUM FRONT ENTRY COACH LAMPS AND "PORCELAIN" HOUSE NUMBER on front elevation, as per plan.
13. Metal insulated interior garage access door (if grade permits, less than 2 risers into house) complete with safety door closure.
14. Pre-finished maintenance-free aluminum soffits, fascia, eavestrough, downspouts and ceilings of front covered porches.
15. COPPER COLOURED METAL ROOFS, PARAPETS & EYEBROWS AND REAL COPPER FINIALS, as per plan & elevations.
16. Fully sodded front, rear and side yards.
17. DECORATIVE "FLAGSTONE STYLE" PATIO SLAB/TILES from front door to driveway on detached homes with garage at front, and from front door to sidewalk on all rear lane designs, plus patio tiles will be installed at any Garden door/French door leading to "backyard" space (number of tiles determined by Rosehaven Homes.)
18. Poured concrete front porches, and poured concrete garage floor with reinforced grade beams, as per plan.

19. Light fixture provided adjacent to rear exterior French or garden door.
20. Three electrical outlets; one in garage, one waterproof at rear of house and one waterproof outlet at front of house.
21. Two hose bibs will be installed to each home, the location will be determined by Rosehaven Homes.
22. PAINTED "HAND CRAFTED" CUSTOM PANELED SECTIONAL ROLL-UP GARAGE DOORS FROM THE "ESTATE COLLECTION" FEATURING THE "ALEXANDER STYLE" WITH COLONIAL PANE WINDOWS OR THE "CHARLESTON STYLE" WITH COLONIAL ARCH PANE WINDOWS, as per elevation, garage doors equipped with high-quality, heavy duty hardware & springs for smooth reliable operation.
23. 40-YEAR WARRANTY LAMINATE ROOF SHINGLES, laid on 3/8" roof plywood sheeting.
24. ENTIRE GARAGE TO BE DRYWALLED, TAPED & PRIME PAINTED—including ceiling, excluding exposed poured/block concrete.
25. TWO COAT PAVED DRIVEWAY. (2nd coat will be at an additional cost of \$600 on closing plus applicable taxes)
26. REAR LANE DESIGNS ONLY WILL RECEIVE "COURTYARD FENCING and gate(s)", as depicted on the brochures floor plan; fencing material, colour, design and height will be determined by Rosehaven Homes and/or the Subdivisions Controlling Architect subject to site conditions and will be installed at a time determined by Rosehaven Homes. All Rear lane corner designs & Parkview lane Towns may receiving fencing of a different material, colour, height and may not include a gate, fencing for these designs are controlled by the Subdivisions Controlling Architect. Courtyard landscaping is an artist's concept and is not included with the designs. Courtyard dimensions are for reference only and may not represent the actual size, as they are subject to change due to siting conditions, fence locations and site conditions.
27. Where "Look out" basement conditions are applicable the following features are standard and included in any premium: oversized vinyl casement windows at the rear of basement and a wood deck approx. 6' x 8' with stairs to grade off of the main floor rear garden door or French door, as per plan.
28. Where "walkout basement" conditions are applicable the following features are standard and included in any premium; basement garden door or single French door, as determined by Rosehaven, full size rear basement vinyl casement windows, additional brick, framing, insulation, a wood balcony approx. 6' x 8' off main floor rear garden door or French door (as per plan), an additional exterior light, and an additional electrical outlet.

INTERIOR FEATURES

29. NINE FOOT (9'0") HIGH CEILINGS throughout the main floor.
30. CATHEDRAL, VAULTED, BARREL VAULTED AND OPEN TWO (2) STORY AREAS, as per plan.
31. ELEGANT STAIRCASES OPEN TO SECOND STORY AREAS AND LOWER STAIR LANDINGS, OR LOWER FINISHED FOYERS, as per plan.
32. SUNKEN FOYERS, FEATURE ARCHES, BARREL VAULT WALKTHROUGHS, WINDOW SEATS, RECESSED NICHES, PLANT LEDGES & ART NICHES, as per plan.
33. DECORATIVE 8" PLASTER COLUMNS, COFFERED CEILINGS, TRIMMED LOW WALLS, TRIMMED HALF WALLS AND TRIMMED LEDGES, as per plan.

34. Elegant coffered ceilings in MASTER BEDROOMS WITH RAISED 9' SMOOTH CEILINGS INSIDE COFFERED AREA, as indicated on plan.
35. SINGLE SIDED AND/OR DOUBLE OR THREE SIDED GAS FIREPLACE with natural oak finish or white semi-gloss cabinet or mantle & legs, as per plan.
36. CUSTOM ENTERTAINMENT CENTRES: MEDIA/ENTERTAINMENT CABINETS IN FAMILY OR GREAT ROOM ONLY, as per plan, to compliment fireplace cabinetry, in natural oak or white semi-gloss finish, as per plan, cabinetry design determined by Rosehaven Homes.
37. "NICKEL FINISH" KNOBS & HINGES TO ALL INTERIOR PASSAGE & CLOSET DOORS.
38. UPGRADED SMOOTH FINISH "CARRARA" INTERIOR PASSAGE DOORS & CLOSET DOORS THROUGHOUT.
39. 2 3/4" COLONIAL STYLE CASING on all archways, doors & window frames, TOPS OF MAIN FLOOR ARCHWAYS, DOORS & WINDOW FRAMES ADORNED WITH "TRANSOM TRIM" ("transom trim" to main floor and "open to above" areas only) & 4 1/4" COLONIAL STYLE BASEBOARDS throughout all finished areas (No trim to archways with columns and no "transom trim" to Palladian/arched windows, or curved arches).
40. UPGRADED "NICKEL FINISH" WIRE SHELVING TO ALL CLOSETS INCLUDING LINEN CLOSET AND WALK IN PANTRIES, (as per plan)
41. OAK STAIRCASE— natural finish in finished areas only. (Veneer stringers & risers). (Excluding separate service stairs which are painted spruce with painted pine handrail)
42. ELEGANT OAK 2 3/4" GROOVED HANDRAIL WITH 3 1/4" NEWEL POST, 1 3/4" PICKETS & 4" OAK NOSING, all finished natural, to finished areas as per plan.
43. ELEGANT SMOOTH PAINTED CEILINGS THROUGHOUT MAIN FLOOR.
44. SMOOTH PAINTED CEILINGS TO INSIDE OF RAISED 9'0" COFFERED CEILINGS OF MASTER BEDROOM, where coffered ceilings are indicated on plans.
45. Sprayed stippled ceilings with 3" smooth border to second floor and finished lower level, as per plan.
46. Interior walls to be painted off white colour throughout. (Kitchen, Bathrooms, Powder room, and Laundry Room to be finished in eggshell).
47. INTERIOR TRIM & DOORS TO BE PAINTED WITH UPGRADE PAINT "COOL WHITE", to all finished areas.
48. All drywall applied with screws, using minimum number of nails.
49. "WINE" CELLAR, COMPLETE WITH WEATHER-STRIPPED STEEL INSULATED SLAB DOOR AND AN ELECTRICAL LIGHT, AS PER PLAN, (no shelving provided, not a temperature controlled environment).

QUALITY CONSTRUCTION PLUS ENVIROMENTAL & ENERGY SAVING FEATURES:

50. Structurally sound 2" x 6" exterior wall lumber construction with R-22 insulation or to O.B.C. specifications.
51. ENGINEERED FLOOR JOIST SYSTEM or equivalent to O.B.C.
52. 3/8" Roof plywood sheeting.

53. UPGRADED R31 SPRAYED FOAM INSULATION TO GARAGE CEILINGS & OVERHANGS WITH LIVABLE AREAS ABOVE.
 54. R40 roof insulation and R-12 basement wall insulation, height as per O.B.C.
 55. Caulking and weather-stripping on insulated fiberglass & metal entry door(s).
 56. All windows installed with vapour barrier and are caulked.
 57. Poured concrete basement walls with UPGRADED WATERPROOF MEMBRANE & HEAVY DUTY DAMP PROOFING.
 58. Gas forced air HIGH-EFFICIENCY FURNACE WITH A 90% EFFICIENCY RATING, complete with electronic ignition power vented to exterior, and ducting sized for future air conditioning.
 59. High efficiency gas fired hot water heater power vented to exterior on a rental basis.
 60. ALL AIR DUCTS TO BE CLEANED PRIOR TO CLOSING.
 61. Steel beam construction in basement, as per plan.
 62. INNOVATIVE FLEXIBLE & DURABLE THERMOPLASTIC PLUMBING SUPPLY LINES THROUGHOUT. Advantages: less copper in water, no knocking, less condensation.
 63. GAS READY HOME – two gas tee junctions in basement for future gas stove & gas dryer plus a 110 volt outlet for future gas stove. (1" gas line into furnace & hot water tank)
 64. BAR-B-QUE GAS LINE TO REAR OF HOME, location determined by Rosehaven.
 65. AUTOMATIC SET BACK THERMOSTAT centrally located on the main floor.
 66. SELF-SEALING AIR TIGHT PLASTIC ELECTRICAL OUTLET BOXES TO ALL EXTERIOR WALLS & TO 2ND FLOOR CEILING LIGHT FIXTURES.
 67. The COMMON WALL(S) OF OUR FREEHOLD TOWNES AND SEMI-DETACHED HOMES WILL BE A CONCRETE BLOCK WALL to the underside of the second floor ceiling. BOTH SIDES of the concrete block wall WILL RECEIVE INSULATION AND BY DOING SO WE ARE EXCEEDING BUILDING CODE AND THEREFORE REDUCES SOUND TRANSMISSION BY PROVIDING A HIGHER "SOUND TRANSMISSION CLASS" (STC) RATING.
 68. ALL SUN LOUNGES (on rear lane designs only) will receive R-10 RIGID INSULATION UNDER THE CONCRETE SLAB FLOOR, AND WILL RECEIVE ELECTRIC RADIANT FLOOR HEATING UNDER THE CERAMIC TILE.
- ### IT'S ENERGY STAR IN HERE
69. AT WOODLAND TRAILS IN OAKVILLE, ALL OF OUR DESIGNS have been reviewed & assessed by a third party energy advisor (working with EnerQuality Corporation) and each design WILL BE BUILT AS AN ENERGY STAR HOME. Once the house is completed and just prior to closing, the same independent energy advisor will return to the home to determine the air tightness of your home and model the house's energy efficiency as built, CONFIRMING IT IS AN ENERGY STAR HOME. The energy data collected will be submitted to Natural Resources Canada, and based on this information, the home will receive a final Energy Star label backed by the Government of Canada. ("Energy Star is an official trademark of the Government of Canada. Used with permission.")
 70. All windows are Energy Star rated, and Energy Star labels are affixed to them.

Signature Finishes Define the Rosehaven Style

• LIFE IN A FORMAL FRENCH PROVINCIAL OR CLASSIC ENGLISH TUDOR ROSEHAVEN HOME..... **Priceless**



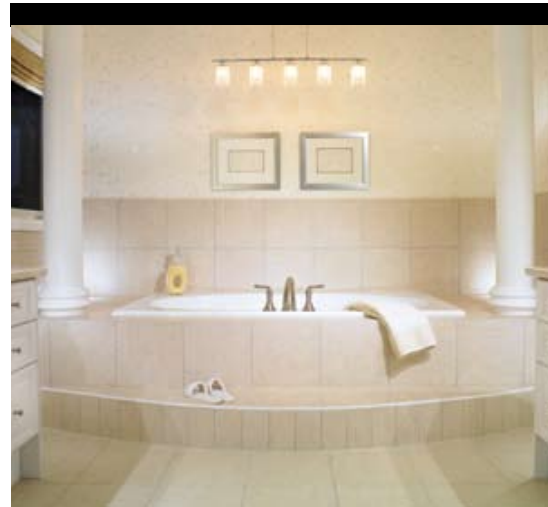
- As you enter the home you will be impressed with the natural slate tile foyer and dramatic 9' high main floor ceiling **\$6,900**
- Rays of sunshine beam through the elegant 8' tall front entrance doors with oversized glass panels and inserts, through the transom height windows and the garden doors on the main floor **\$4,700**
- We have refined the exteriors with the addition of copper coloured roofs, parapets & eyebrows, copper finials & elegant "hand crafted" section garage doors from the manufacturers "Estate Collection". **\$6,400**

- Impressive oak staircases with oversized 1¾" oak pickets, 3¼" newel posts and stately 2¾" oak grooved handrails beautify our homes **\$5,200**
- Every home features the grace and elegance of Carrara-style interior doors with nickel hardware **\$2,100**
- Traditional touches of 4¼" colonial style baseboards & 2¾" colonial style casing throughout, plus the tops of all main floor windows and archways are adorned with an additional "Transom trim" detail all painted "cool white". Plus our homes are also decorated with trimmed ledges, trimmed half wall & low walls, art niches & plaster columns **\$3,700**
- Vitreous china is the material used for the powder room and vanity Kohler sinks. Sophisticated finishes of Kohler plumbing fixtures and faucets surround you in the kitchen and all the bathrooms throughout our homes **\$6,900**
- Every home is an Energy Star™ home and has additional energy saving features such as automatic set back thermostat and self-sealing air tight plastic electric boxes on all exterior walls and all 2nd floor ceiling light fixtures **\$7,700**
- The Master Retreat features a spectacular raised 9' high smooth coffered ceiling **\$2,300**



\$90,510
FREE VALUE

**OTHER BUILDERS
DON'T GIVE YOU!**



- Elegant smooth painted ceilings throughout the main floor **\$2,000**
- Elegant brushed "silver finish" interior lighting and a refined black cast aluminum chandelier and exterior coach lamps plus 125 AMP Electric service **\$3,200**
- The subtle accent detail of Décor light switches and outlets with switches set at 42" off the floor..... **\$810**
- The spa-like master ensuites feature 5' or 6' soaker oval/soaker tubs and glass shower stalls with door and light..... **\$4,300**
- Kitchens have been elegantly created with ease of use and appearance with extended 41" kitchen uppers, decorative crown moulding, deep fridge uppers, full depth pantries, microwave shelf, and the kitchens are gas ready **\$9,200**
- The classic warmth of 3¼" x ¾" wide plank engineered hardwood flooring graces the main floor (except tiled area and bedrooms.) **\$8,000**
- Underfoot is ¾" plywood sub floors installed on engineered floor joists and the foundations of our homes are protected with an upgraded damp proofing drainage membrane **\$7,300**

- Gas fireplace and media cabinets with upgraded whit semi-gloss or natural oak mantle..... **\$3,900**
- Bevelled oval 24" x 36" mirror over pedestal sink in powered room PLUS Belleved 42" high by full width of vanity plate mirrors in all other bathrooms **\$1,100**
- "Wine cellar", with weather-stripped mahogany solid core door, vent, and electrical light. **\$2,500**
- Innovative thermoplastic plumbing supply lines & ABS throughout ... **\$1,300**
- All air ducts to be professionally cleaned **\$500**
- Bar-b-que Gas line to rear of home.... **\$500**



All values indicated are approximate and have been estimated by Rosehaven Homes. Some items noted above may not be available on all plans refer to design/home brochures to see if the item is available and refer to Standard Appointments handout for full detailed description of each item.

IT'S DIFFERENT IN HERE™

Are The Essence of Rosehaven.

71. The rental HOT WATER TANK IS POWER VENTED, AND HAS A 90% THERMAL EFFICIENCY and a higher hot water output than most standard 78% efficient water heaters.
72. ALL BATHROOM & LAUNDRY ROOM FANS ARE HIGH PERFORMANCE EXHAUST FANS, Energy Star rated with a low sones (sound) rating.
73. All homes are equipped with an HRV - HEAT RECOVERY VENTILATOR (not ducted, exhaust only) which allows fresh filtered air to come into the home, through the heat exchange core, this tempered fresh air is distributed throughout the home through the ductwork, the exhaust ducts collect the stale air and draws it back to the heat exchanger at the same rate as fresh air comes in, after giving up its heat to the incoming air the exhaust air is forced outdoors.
74. All the seams of heating ducts located in the lower level will be taped.
75. ALL HOMES ARE EQUIPPED WITH A "CENT-A-METER" POWER MONITOR (clamp on unit), this monitor tells you the impact of the electricity you are using, it's a wireless real-time electricity monitor for the home that displays real time electricity usage in cents/hour and kW in addition to greenhouse gas emissions in kg/hour. It displays the cost of electricity being used on a portable, easy to read LCD monitor inside the home.
76. ALL HOMES WILL RECEIVE 30% OF THE INTERIOR LIGHTS FITTED WITH COMPACT FLUORESCENT BULBS.
77. ALL GAS FIREPLACES WILL HAVE AN ELECTRONIC IGNITION.

FLOORING FEATURES

78. 12" X 12" NATURAL SLATE TILE FLOORING TO THE FRONT FOYER. (Includes one coat of sealer).
79. 13" X 13" IMPORTED CERAMIC FLOOR TILE IN KITCHEN, BREAKFAST ROOM, ALL BATHROOMS, SUN LOUNGES AND FINISHED LAUNDRY ROOMS, as per plan.
80. Marble thresholds where ceramic floor abuts carpeting.
81. 3 1/4" X 3/4" WIDE PLANK PRE-FINISHED ENGINEERED NATURAL OAK HARDWOOD FLOORING THROUGHOUT MAIN FLOOR INCLUDING STAIR LANDINGS, (excluding bedrooms and where tile is laid), as per plan (No room substitution)
82. 40 OZ. NYLON CARPET with 1/2" chip foam underpad OR 28 OZ. BERBER CARPET with 1/4" underpad to all other non-tiled/hardwood finished areas, as per plan. Purchaser to have choice of two colour selections as per Rosehaven's selections.
83. 3/4" SPRUCE PLYWOOD SUB-FLOORING TONGUE AND GROOVE THROUGHOUT NAILED & SCREWED DOWN WITH JOINTS SANDED.
84. Concrete basement floor with drain.

KITCHEN FEATURES

85. QUALITY CABINETS WITH EXTENDED 41" UPPER KITCHEN CABINETS ADORNED WITH CROWN MOULDING (adding an additional 33% more upper storage), base cabinetry includes one bank of drawers, from Rosehaven's standard samples on display at the Décor studio .
86. MICROWAVE SHELF WITH DEDICATED ELECTRICAL OUTLET, as per plan.
87. FULL DEPTH FRIDGE UPPER WITH CROWN MOULDING & FRIDGE GABLES AS REQUIRED, as per plan.
88. FULL DEPTH OR 12" DEEP PANTRIES WITH CROWN MOULDING, as per plan, depth is approximate.

89. LARGE CENTRE ISLANDS, as per plan.
90. EXTENDED OR RAISED BREAKFAST COUNTERS, as per plan.
91. Post formed Arborite or Formica countertops.
92. BASE CABINETS ONLY TO SERVERIES as per plan.
93. Cabinet valance above kitchen windows (where applicable) & colour co-ordinated kick plates to compliment cabinets.
94. KOHLER SELF RIMMING, STAINLESS STEEL, DOUBLE BOWL, LEDGEBACK KITCHEN SINK.
95. KOHLER POLISHED CHROME PULL-OUT SPRAY, SINGLE LEVER FAUCET. (faucet features temperature memory)
96. White hood exhaust fan with vent to exterior, with 6" ducting.
97. Rough-In electrical and plumbing for future automatic dishwasher, with open space in cabinetry.
98. Electrical outlets at counter level, heavy duty electrical outlet for future stove & dedicated electrical outlet for future refrigerator. (Electrical outlets at counter level within one meter of the kitchen sink are protected by ground fault interrupter circuit.)

BATHROOM AND LAUNDRY FEATURES

99. WHITE VITREOUS CHINA KOHLER PEDESTAL SINK (24") IN POWDER ROOM, as per plan.
100. WHITE VITREOUS CHINA KOHLER SINKS TO ALL BATHROOM VANITIES.
101. WHITE VITREOUS CHINA KOHLER TOILETS TO ALL BATHROOMS.
102. White KOHLER ACRYLIC OVAL TUBS UP TO 6'0" OR "DEVONSHIRE" 5'0" SOAKER TUBS with KOHLER deck mounted faucet & a separate shower enclosure in master ensuite bath, as per plan.
103. SEPARATE SHOWER ENCLOSURES TO HAVE GLASS WALLS SET ATOP OF MARBLE CAPPED 1/2 WALLS wherever possible, with glass shower door (glass shower has chrome frame), RECESSED WATERPROOF CEILING LIGHT & SEAT, with mosaic tiles to shower floor (colour of floor mosaic determined by Rosehaven) as per plan.
104. SEPARATE TOILET ENCLOSURES to master ensuite bathrooms, as per plan.
105. UPGRADED WHITE KOHLER ACRYLIC "5'0" DEVONSHIRE" SOAKER TUBS IN MAIN BATHS WITH UNIQUE STYLING OF OLD-WORLD ELEGANCE, (also in 2nd & semi ensuite baths), as per plan.
106. POLISHED CHROME SINGLE LEVER KOHLER FAUCETS TO BATHROOMS, sinks include pop-up drains (except kitchen & laundry).
107. Polished chrome single lever KOHLER faucets featuring pressure-balancing faucets in all showers.
108. UPGRADED POLISHED CHROME KOHLER BATHROOM ACCESSORIES to include a 18" towel bar holder & toilet paper dispenser with white ceramic soap dish in bathtub enclosures and shower enclosure.
109. SHUT OFF VALVES TO ALL BATHROOM SINKS & TOILETS.
110. Choice of quality cabinetry from Rosehaven's standard samples, for bathroom vanities.
111. Colour co-ordinated kick plates to compliment cabinets.
112. Post formed Arborite or Formica countertops.

113. Full height cement board backing on all non-glass separate shower enclosed walls with "greenboard" to shower ceiling.
114. Full height "greenboard" drywall to walls of tub enclosures including ceiling.
115. 8" X 10" IMPORTED CERAMIC TILE IN ALL MAIN BATH TUB ENCLOSURES up to ceiling only. Master ensuite soaker or oval tubs to receive tile to deck, skirt and splash (one row only), non-glass shower enclosed walls to be tiled up to the ceiling only.
116. BEVELLED OVAL 24" X 36" MIRROR OVER PEDESTAL SINK IN POWDER ROOM.
117. VANITY PLATE BEVELLED MIRRORS - 42" HIGH BY APPROX. THE FULL WIDTH OF VANITY IN ALL BATHROOMS.
118. Ground fault interrupter protection in all bathrooms and powder room.
119. EXHAUST FAN VENTED TO THE OUTSIDE IN ALL BATHROOMS, POWDER ROOM & LAUNDRY ROOM, WITH OR WITHOUT WINDOW.
120. "NICKEL FINISH" PRIVACY DOOR LOCKS on all bathrooms.
121. SINGLE BASIN LAUNDRY TUB SET IN BASE CABINET (cabinet/counter -white melamine only) in all laundry rooms with 2 handle - hot and cold water faucets. (Where laundry tub is located in the basement no cabinetry is provided)
122. SECOND FLOOR LAUNDRY ROOMS ONLY, which are standard to a Rosehaven design, will RECEIVE A FLOOR DRAIN in the laundry room.
123. Heavy-duty electrical outlet and outside vent for future dryer.
124. Drain and water connections featuring hot and cold water shut off valves and an electrical outlet for future automatic washer. FINISHED LAUNDRY ROOMS FEATURE THE SHUT OFF VALVES AND DRAIN CONNECTION INSTALLED IN A CONVENIENT RECESSED WALL BOX LOCATED ABOVE FUTURE APPLIANCES.

ELECTRICAL FEATURES

125. 125 AMP ELECTRICAL services with circuit breaker panel and all copper wiring.
126. DÉCOR WHITE SWITCHES AND PLUGS THROUGHOUT. Switches installed approx. 42" above the floor. (Except bathrooms which may be at a standard height, Rosehaven's discretion)
127. MODERN SUSPENDED "BRUSHED SILVER FINISH" LIGHT FIXTURES THROUGHOUT MAIN, UPPER AND LOWER FINISHED HALL AREAS ONLY.
128. INTERIOR MODERN "BRUSHED SILVER FINISH" CEILING MOUNTED LIGHT FIXTURES THROUGHOUT, INCLUDING ALL BEDROOMS, (except family/great room & living room will receive a switched wall outlet).
129. ONE RECESSED POTLIGHT OVER FIREPLACE. (standard fireplace only) Where a double or three-sided fireplace is indicated on plan only one pot light will be installed and Rosehaven determines the location.
130. REFINED BLACK CAST ALUMINUM HANGING HALL CHANDELIER. (1 either at "open to above" foyers or over stairs, Rosehaven's option)
131. MODERN HANGING CHANDELIER WITH "MARBLEIZED GLASS AND BRUSHED SILVER FINISH ACCENTS" TO KITCHEN BREAKFAST AREA AND ONE TO KITCHEN WORK AREA.

132. ELEGANT DROPPED GLASS SHADE LIGHTING WITH "BRUSHED CHROME" ACCENTS SET ON A "BRUSHED CHROME" STRIP IN ALL BATHROOMS & POWDER ROOM, length of lighting determined by Rosehaven.
133. Capped outlet with switch provided for future dining room light fixture.
134. Monitored security system available through Rosehaven's supplier. Must be ordered by purchaser (see sales representative for details).
135. COGECO CABLE PACKAGE. Includes: free activation of cable & internet PLUS:
3 MONTHS FREE SERVICE FOR THE FOLLOWING:
 1. "Digital select 1 plus" (includes local, network & specialty channels, 40 commercial-free music channels, I Theme Pack, wide selection of On Demand Service, and rental of standard Digital cable receiver).
 2. "High Speed Internet service", the fastest Internet available at 10Mbps
 3. "Digital Phone Service" unlimited calling in North America, 5 calling features - voice mail, call waiting, call display, call forwarding, Visual Call Waiting.6 MONTHS FREE UPGRADE TO HD SERVICE which includes access fee and rental of TWO HD receivers.
See COGECO certificate for full details and specifications of this package.
136. The Home Connection Center... A Home networking system making your home work for you today and into the future. Some of the key features available include support for up to 4 telephone lines with flexible distribution to a maximum of 12 telephone wall outlets. It also splits your cable signal up to a maximum of 8 wall outlets. This spacious packaging provides for many future upgrades. Rosehaven pre-wires the home with Television - five (5) complete outlets (4 principal bedrooms & 1 to family room or great room) all run to the panel and Rosehaven pre-wires the home with five (5) complete telephone rough-in locations using CAT 5E wiring (4 principal bedrooms & 1 family room or great room) all run to the Home Connection panel. (For both TV & phone where computer niches/study/media room or home offices are shown, one bedroom outlet will be eliminated and installed in the computer niche/study/media room or home office, whichever is applicable. (Locations are determined by Rosehaven.)

137. Electric door chime installed.
138. One carbon monoxide detector, hard wired, location determined by Rosehaven.
139. Interconnected smoke detectors, one on each floor.
140. One garage electrical ceiling outlet for future garage door opener(s).
141. ROUGH-IN CENTRAL VACUUM SYSTEM WITH ALL PIPES DROPPED TO GARAGE, for future easy finishing.

ROSEHAVEN HOMES DÉCOR STUDIO

142. All Interior selections will be made at the Rosehaven Homes Décor Studio located in Oakville, from Rosehaven's standard samples, during a private appointment with the Rosehaven's Décor Consultant. At this time you will also have the opportunity to purchase and incorporate upgraded finishing touches to your new Rosehaven Home.

WARRANTY - ROSEHAVEN HOMES HAS BEEN COMMITTED TO PROVIDING EXCELLENT SERVICE UNDER THE GUIDELINES OF TARIION WARRANTY CORPORATION FOR TWO DECADES, with the following coverage:
The home is free from defects in workmanship and materials for one (1) year.
The home is free of defects in workmanship and materials on electrical, plumbing, heating, delivery and distribution systems, exterior cladding, caulking, windows and doors, and the building envelope and basement remains free from water penetration for two (2) years.
The home is warranted against all major structural defects for (7) years.
NOTE: The Vendor reserves the right to substitute alternative materials and fixtures of equal or better quality. All illustrations are artist's concepts. The purchaser acknowledges that the floor plan may be reversed. "Oval" tubs as described above may not be oval in shape and the Purchaser agree to accept tub installed. Specifications and conditions are subject to change without notice. E & O.E. September 30, 2010