HILDENHOMES

SITE PLAN
PHASE IV





HILDEN HOMES WELCOMES YOU TO PLANT YOUR ROOTS IN OUR BEAUTIFUL SUBDIVISION IN BELLEVILLE'S SOUGHT AFTER EAST END. THIS DEVELOPING NEIGHBOURHOOD IS A PRIME CHOICE FOR YOUNG FAMILIES AND RETIRED COUPLES ALIKE, AND EVERY LIFESTYLE IN BETWEEN. AMENITIES AND WALKING TRAILS ARE A QUICK JAUNT AWAY, SURROUNDED BY NEIGHBOURHOODS WELL ESTABLISHED IN BELLEVILLE. THE CHARM OF THE CRAFTSMAN STYLE HOMES AND NATURAL SURROUNDINGS HELP FOSTER THE SENSE OF COMMUNITY; THAT IS WARM, QUIET, AND FRIENDLY.

PHASE IV FEATURES QUAINT STREETSCAPES OF DETACHED SINGLE FAMILY HOMES, ON LARGE IN-TOWN LOTS. OFFERING ALL BRICK HOMES, TO COMPLIMENT THE FIBRE CEMENT BOARD HOMES OF PAST PHASES, THE NEIGHBOURHOOD TAKES ON AN APPEARANCE UNIQUE TO THE CITY. FURTHER ENERGY EFFICIENT DESIGNS PAIR WELL WITH THE QUALITY OF CONSTRUCTION THAT HILDEN HOMES IS WELL KNOWN FOR, TO CREATE HOMES THAT YOU'LL LOVE TO LIVE IN FOR YEARS TO COME.

	50' LOTS
	GREENSPACE
	SPECIALTY
	PREVIOUS PHASES



R1 - RESTRICTION 1
R2 - RESTRICTION 2

***GREENSPACE LOTS SUBJECT TO A LOT PREMIUM OF $20,000 AND ANY APPLICABLE TAXES**

UPDATED: JUNE 10, 2019



HILDENHOMES

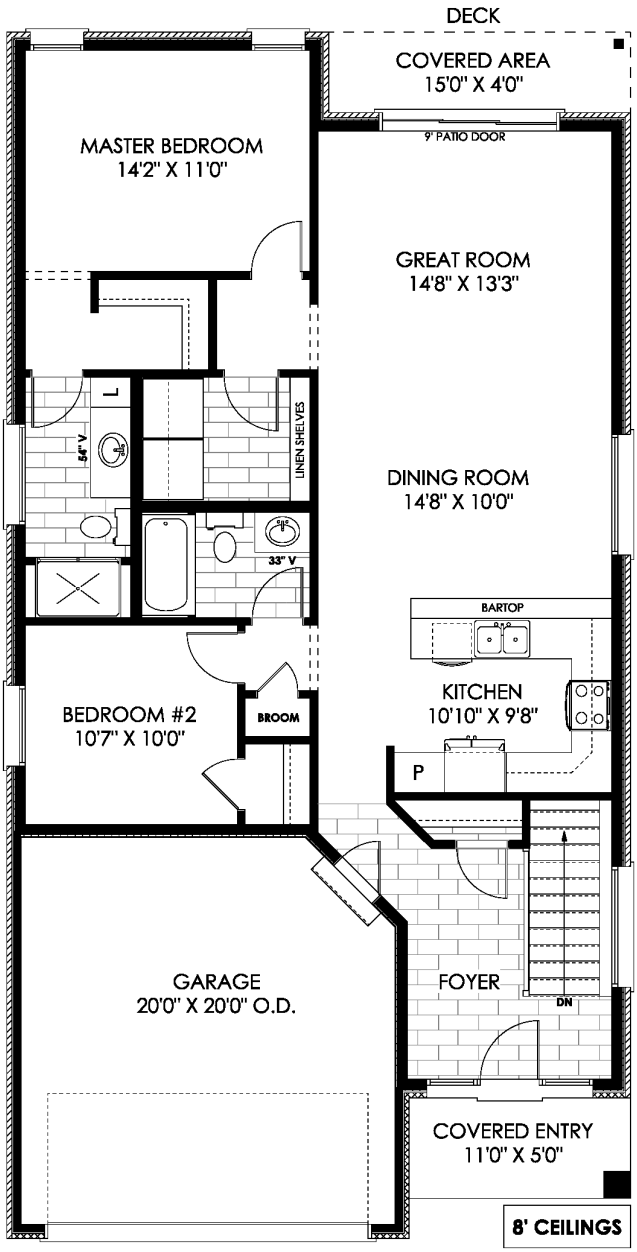
THE SANDPIPER MODEL

1343 Sq. Ft.

$397,900*

NOTES:
DESIGNED TO FIT ON ALL LOTS EXCEPT FOR 57 MERCEDES DRIVE
FLOOR PLAN MAY BE BUILT IN REVERSE, BASED ON LOT SERVICES*
RENDERINGS ARE ARTISTS CONCEPT ONLY.
DIMENSIONS ARE APPROXIMATE.
OPTIONAL BASEMENT FINISH:
2 BEDROOMS, A BATHROOM, A STORAGE AREA, AND A REC ROOM.
*PRICING DOES NOT INCLUDE GREENSPACE LOT PREMIUM
UPDATED: FEBRUARY 22, 2019







HILDENHOMES

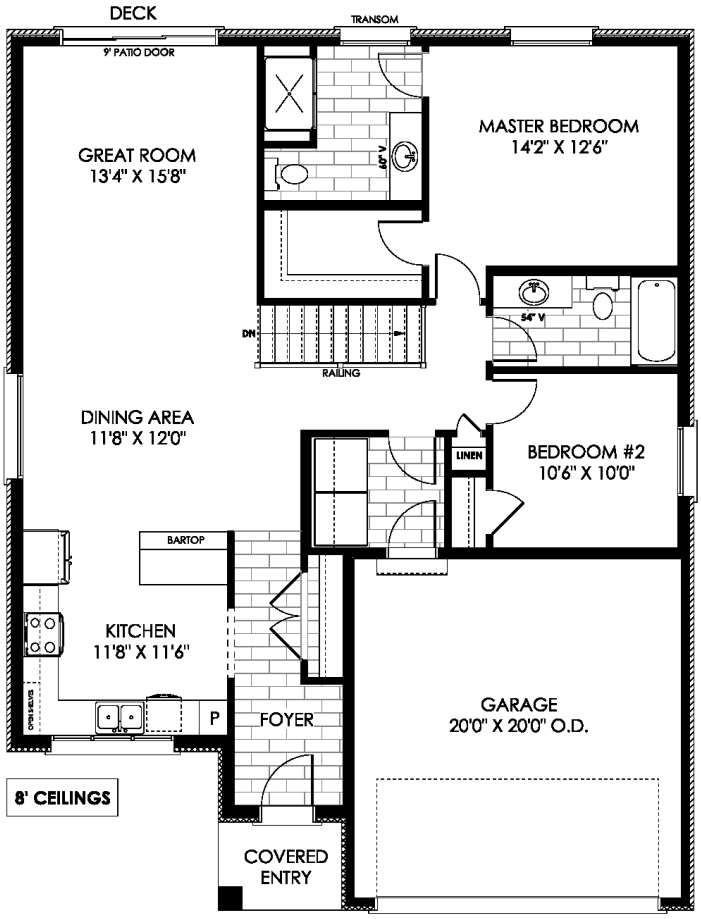
THE EAGLE MODEL

1418 Sq. Ft.

$408,900*

NOTES:
DESIGNED TO FIT ON ALL LOTS EXCEPT FOR SPECIALTY LOTS AND RESTRICTIONS 1
FLOOR PLAN MAY BE BUILT IN REVERSE, BASED ON LOT SERVICES*
RENDERINGS ARE ARTISTS CONCEPT ONLY.
DIMENSIONS ARE APPROXIMATE.
OPTIONAL BASEMENT FINISH:
3 BEDROOMS, A BATHROOM, AN OFFICE, AND A REC ROOM.
*PRICING DOES NOT INCLUDE GREENSPACE LOT PREMIUM
UPDATED: FEBRUARY 22, 2019







HILDENHOMES

THE HICKORY MODEL

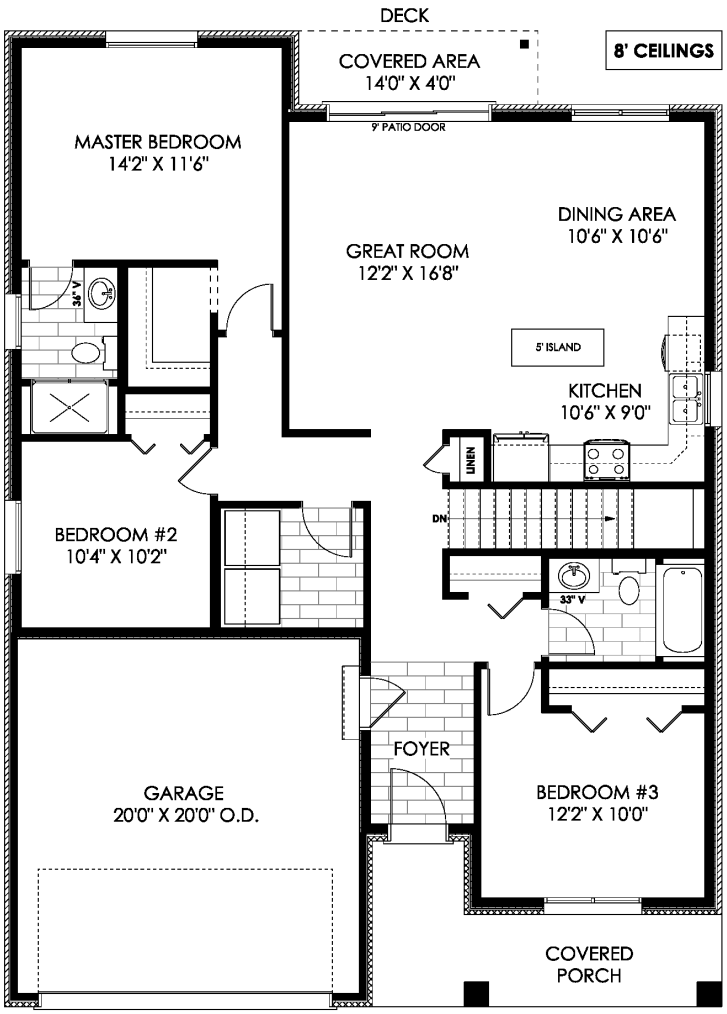
1468 Sq. Ft.

$419,900*

NOTES:
DESIGNED TO FIT ON ALL LOTS EXCEPT FOR SPECIALTY LOTS AND RESTRICTIONS 1 FLOOR PLAN MAY BE BUILT IN REVERSE, BASED ON LOT SERVICES*
RENDERINGS ARE ARTISTS CONCEPT ONLY. DIMENSIONS ARE APPROXIMATE.
OPTIONAL BASEMENT FINISH:
2 BEDROOMS, A BATHROOM, AND A REC ROOM.
*PRICING DOES NOT INCLUDE GREENSPACE LOT PREMIUM

UPDATED: FEBRUARY 22, 2019







HILDENHOMES

THE OWEN MODEL

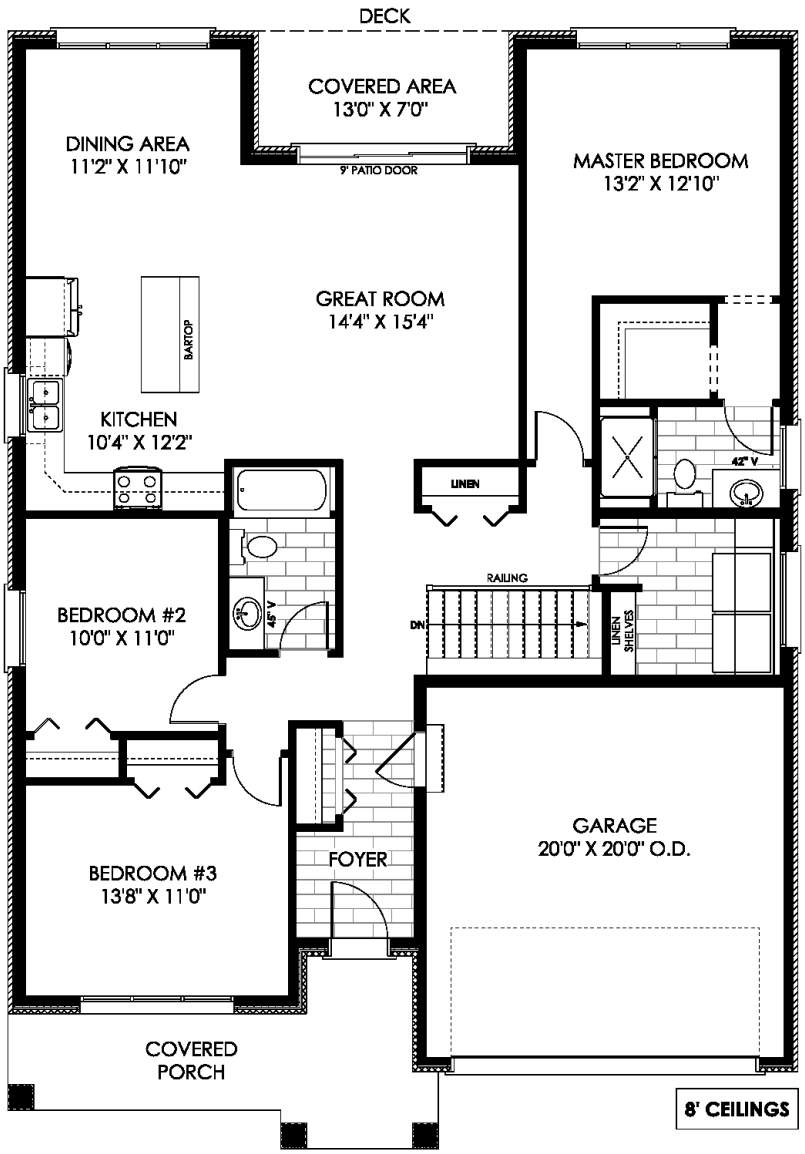
1667 Sq. Ft.

$449,900*

NOTES:
DESIGNED TO FIT ON ALL LOTS EXCEPT FOR SPECIALTY LOTS AND RESTRICTIONS 1 & 2
FLOOR PLAN MAY BE BUILT IN REVERSE, BASED ON LOT SERVICES*
RENDERINGS ARE ARTISTS CONCEPT ONLY.
DIMENSIONS ARE APPROXIMATE.
OPTIONAL BASEMENT FINISH:
2 BEDROOMS, A BATHROOM, AND A REC ROOM.
*PRICING DOES NOT INCLUDE GREENSPACE LOT PREMIUM

UPDATED: FEBRUARY 22, 2019







HILDENHOMES

THE WREN MODEL

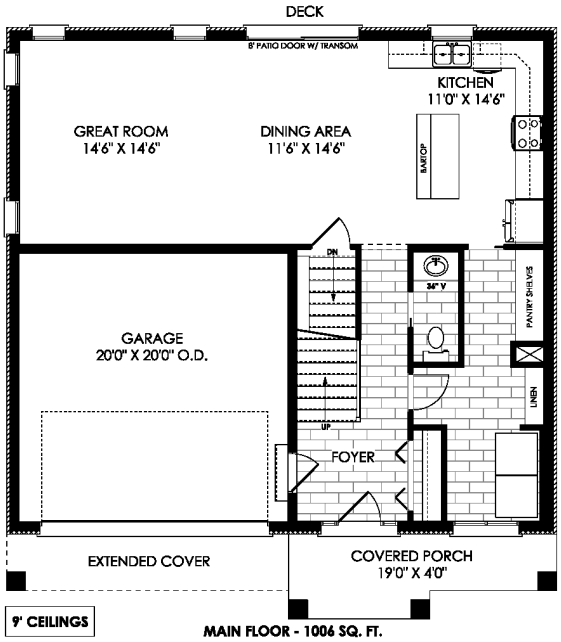
2410 Sq. Ft.

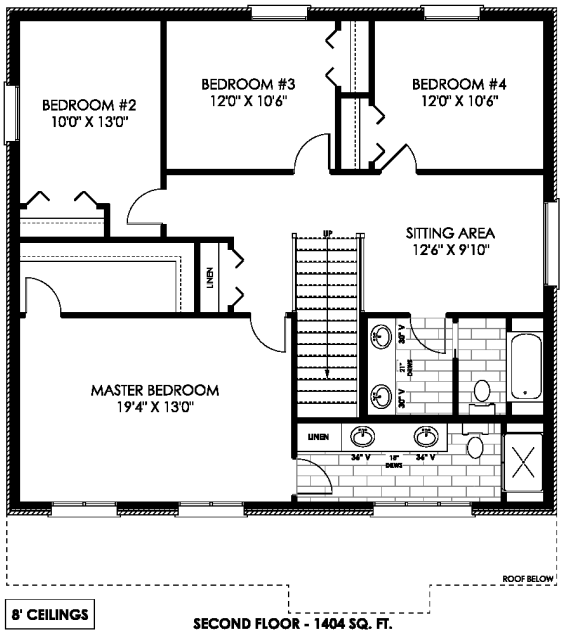
$532,900*

NOTES:
DESIGNED TO FIT ON ALL LOTS EXCEPT FOR SPECIALTY LOTS AND RESTRICTIONS 1
FLOOR PLAN MAY BE BUILT IN REVERSE, BASED ON LOT SERVICES*
RENDERINGS ARE ARTISTS CONCEPT ONLY.
DIMENSIONS ARE APPROXIMATE.
OPTIONAL BASEMENT FINISH:
A BEDROOM, A BATHROOM, AND A REC ROOM.
*PRICING DOES NOT INCLUDE GREENSPACE LOT PREMIUM

UPDATED: FEBRUARY 22, 2019









HILDENHOMES

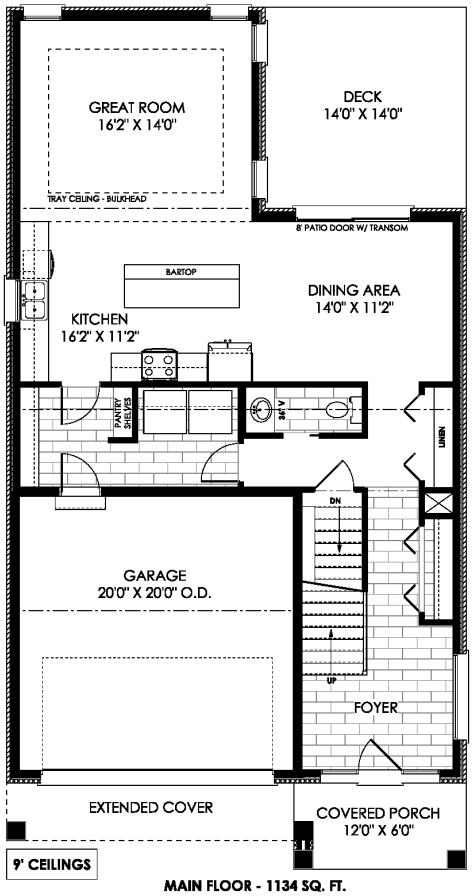
THE LARK MODEL

2666 Sq. Ft.

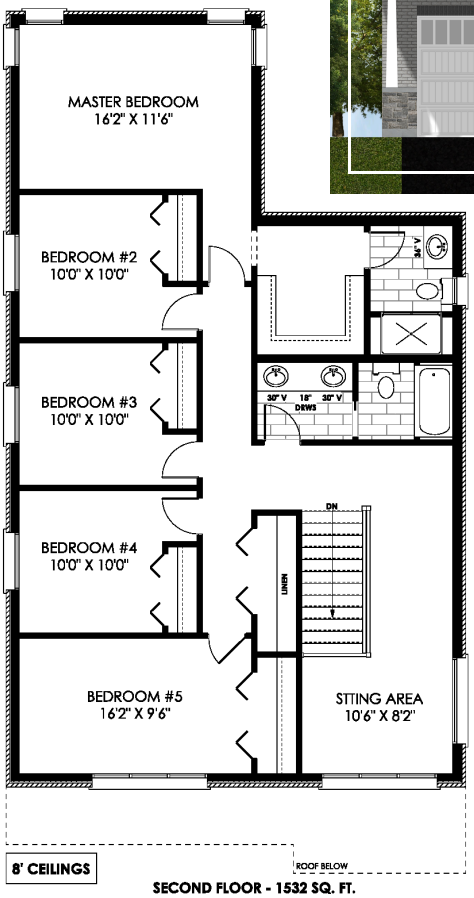
$559,900*

OPTIONAL BASEMENT FINISH:
A BEDROOM, A BATHROOM, A GAMES AREA, AND A REC ROOM.





MAIN FLOOR - 1134 SQ. FT.



SECOND FLOOR - 1532 SQ. FT.

NOTES:
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*PRICING DOES NOT INCLUDE GREENSPACE LOT PREMIUM

UPDATED: FEBRUARY 22, 2019



HILDENHOMES

STANDARD FEATURE SHEET

Pg. 1

Phase IV

GENERAL
1. DESIGN AND WORKING DRAWINGS SUITABLE FOR CONSTRUCTION PURPOSES.
2. SITE SUPERVISION AND BUILDING LAYOUT.
3. BUILDING, PLUMBING, AND ELECTRICAL PERMITS.
4. VENDOR TO PAY ASSOCIATED H.S.T. PROVIDED THAT PURCHASER IS OWNER / OCCUPIER AND AGREES TO ASSIGN ALL ASSOCIATED H.S.T. REBATES.
5. VENDOR TO PAY DEVELOPMENT CHARGES.
6. REGISTRATION IN TARION.
7. CONSTRUCTION DEBRIS REMOVAL.

SITE WORK
8. EXCAVATION FOR BUILDING FOUNDATION.
9. BACKFILL & GRADING AROUND FOUNDATION FOR PROPER DRAINAGE.
10. LOT GRADED AND SODDED.
11. GRAVEL DRIVEWAY.
12. INTERLOCKING PATIO STONES FROM DRIVEWAY TO FRONT ENTRANCE.

GENERAL CONSTRUCTION
13. POURED CONCRETE FOUNDATION WALLS ON CONCRETE FOOTINGS.
14. CONCRETE FLOOR SLAB FOR LOWER LEVEL AND GARAGE.
15. DRAINAGE LAYER MEMBRANE ON EXTERIOR FOUNDATION WALLS WITH PERIMETER DRAINAGE TO INTERIOR ONE-PIECE SUBMERSIBLE SUMP WITH PUMP.
16. STEEL BEAMS ON STEEL COLUMNS.
17. 2” X 10” FLOOR JOIST WITH 3/4” O.S.B. FLOOR SHEATHING GLUED AND NAILED.
18. EXTERIOR WALLS ON HOUSE BUILT WITH 2" X 6" CONSTRUCTION, WITH 7/16" O.S.B.
19. PRE-ENGINEERED WOOD TRUSSES ON 24” O.C. WITH 7/16” O.S.B SHEATHING, ROOF PITCH AS PER PLAN.

ENERGY SAVING FEATURES
20. R-60 BLOWN INSULATION IN CEILING.
21. 2X6 CONSTRUCTION FOR ABOVE GRADE EXTERIOR WALLS, TO INCLUDE CONTINUOUS R5 INSULATION (JOINTS TO BE SEALED) AND R22 FIBERGLASS BATT INSULATION.
22. LOWER LEVEL EXTERIOR WALLS TO HAVE R20 CONTINUOUS BLANKET INSULATION, WITH FRAMED STRAPPING FOR PERIMETER ELECTRICAL.
23. CONTINUOUS 6-MIL VAPOUR BARRIER SEALED ON INTERIOR.
24. CONTINUOUS AIR BARRIER SEALED FROM THE SUBFLOOR TO THE CONCRETE SLAB.
25. ATTIC VENTILATION FROM EAVES TO ROOF VENTS.
26. DRYER VENT INSTALLED THROUGH EXTERIOR WALL.
27. HIGH EFFICIENCY FORCED AIR GAS FURNACE WITH DUCTWORK. (96% AFUE ENERGY STAR FURNACE)
28. ALL DUCTWORK JOINTS TO BE SEALED.
29. H.R.V INSTALLED AND VENTED TO ALL “WET ROOMS”. KITCHEN & BATHROOMS. (75% AFUE ENERGY STAR H.R.V.)
30. H.R.V. TO BE INTERLOCKED WITH FURNACE BLOWER.
31. H.R.V. TO HAVE BALANCING STICKER ATTACHED PRIOR TO CLOSING.
32. DRAIN WATER HEAT RECOVERY UNIT INSTALLED AS REQUIRED.
33. CENTRAL AIR CONDITIONING. (SEER 13 ENERGY STAR AIR CONDITIONER)
34. PROGRAMMABLE THERMOSTAT FOR HEATING AND COOLING.

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HILDENHOMES

STANDARD FEATURE SHEET

Pg. 2

Phase IV

EXTERIOR FINISH

35. ALL BRICK EXTERIOR WITH STONE SKIRT ON FRONT WITH JAMES HARDIE FIBRE CEMENT BOARD SIDING OR SHAKES IN GABLES. AS PER ELEVATIONS & PLANS.
36. ENGRAVED STONE NUMBER ON FRONT ELEVATION.
37. MAINTENANCE FREE PRE-FINISHED ALUMINUM SOFFIT, FASCIA AND TROUGH.
38. MANUFACTURER WARRANTED SELF-SEALING ASPHALT SHINGLES. *
39. APPROXIMATELY 150 SQ. FT. OF PRESSURE TREATED DECK WITH STAIRS, RAILING, AND CLASSIC BLACK ROUND STEEL BALUSTERS AS PER PLAN.

WINDOWS & DOORS

40. COLOURED VINYL WINDOWS WITH SEALED DOUBLE GLAZED UNITS, LOW E, AND ARGON FILLED. (ENERGY STAR ZONE 2 MIN.)
41. CASEMENTS ON FRONT, SIDE SLIDERS IN REMAINDER OF HOUSE, INCLUDING LOWER LEVEL, AS PER INDIVIDUAL PLAN. (ALL POURED IN PLACE LOWER LEVEL WINDOWS ARE WHITE SLIDERS).
42. CRAFTSMAN GRILLS IN WINDOWS ON FRONT ELEVATION ONLY, AS PER INDIVIDUAL PLAN.
43. BATHROOM WINDOW FROSTED, IF APPLICABLE.
44. EXTERIOR DOORS STEEL INSULATED WITH WEATHER STRIPPING.*
45. DEAD BOLT LOCKS ON EXTERIOR DOORS KEYED ALIKE.
46. SLIDING PATIO DOOR AS PER PLAN. (ENERGY STAR ZONE 2 MIN.)
47. CHOICE OF STEEL SECTIONAL GARAGE DOOR AS PER PLAN.

ELECTRICAL FEATURES

48. 200-AMP ELECTRICAL SERVICE WITH CIRCUIT BREAKER PANEL.
49. ROUGH-IN CONDUIT FROM BREAKER PANEL TO JUNCTION BOX IN GARAGE.
50. TWO EXTERIOR WEATHERPROOF RECEPTACLES.
51. SELF-SEALING BOXES TO BE USED WHERE APPLICABLE AND SEALED POT LIGHTS WITH SUFFICIENT POLY OT BE ATTACHED TO CEILING POLY.
52. DECORA STYLE WHITE RECEPTACLES, SWITCHES AND PLATES.
53. CHOICE OF TIER 1,2, OR 3 CEILING LIGHT COLLECTIONS PROVIDED IN ALL ROOMS WITH BUILDER SUPPLIED LIGHTING FIXTURES AND 4 POT LIGHTS STANDARD IN GREAT ROOM OR $750.00 INTERIOR LIGHTING ALLOWANCE.
54. ALL INTERIOR AND EXTERIOR LIGHT BULBS TO BE ENERGY STAR QUALIFIED LED OR CFL BULBS, EXCLUDING UNDER-COUNTER LIGHTING.
55. SMOKE AND CARBON MONOXIDE DETECTORS WIRED TO PANEL.
56. FRONT ENTRY DOOR CHIMES.
57. ROUGH –IN FOR MICRO /RANGE HOOD COMBO. *
58. RECEPTACLES ON EXTERIOR WALLS OF LOWER LEVEL.
59. RECEPTACLE FOR FUTURE GARAGE DOOR OPENER.
60. AN EXTERIOR LIGHT AT ALL POINTS OF ENTRY. *
61. ROUGH IN FOR ANY COMBINATION OF CABLE, TELEPHONE JACKS, OR USB OUTLETS TOTALING 6 LOCATIONS. (ROUGH-IN FOR SATELLITE IF REQUESTED)

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HILDENHOMES

STANDARD FEATURE SHEET

Pg. 3

Phase IV

PLUMBING & BATHROOM FEATURES

62. WHITE PLUMBING FIXTURES.
63. TOILETS TO BE EVOLUTION 2 ELONGATED RIGHT HEIGHT.
64. ONE 4-PIECE BATHROOM ON MAIN FLOOR. 1-PIECE ACRYLIC TUB/SHOWER UNIT WITH CURTAIN ROD.
65. 3-PIECE ENSUITE AS PER INDIVIDUAL PLAN. 1-PIECE ACRYLIC SHOWER UNIT WITH CURTAIN ROD.
66. DOUBLE STAINLESS STEEL SINK IN KITCHEN.
67. WATERLINE FOR FRIDGE.
68. CHOICE OF TIER 1,2, OR 3 SINGLE LEVER FAUCET COLLECTIONS.
69. TOWEL BARS AND TOILET TISSUE HOLDERS.
70. ROUGH-IN FOR DISHWASHER.
71. ONE EXTERIOR TAP WITH INTERIOR SHUT OFF.
72. HOOKUP AND CONNECTIONS FOR WASHER AND DRYER.
73. LAUNDRY TUB SUPPLIED AND INSTALLED, AS PER PLAN.
74. ROUGH – IN 3-PIECE BATHROOM IN LOWER LEVEL.
75. PLATE GLASS MIRROR OVER VANITIES.
76. RENTAL GAS HOT WATER HEATER. (CONDENSING TANKLESS EF=0.97)

INTERIOR APPOINTMENTS

77. DRYWALL SURFACES PAINTED WITH ONE COLOUR. *(DARKER TINTS MAY BE ADDITIONAL CHARGE)
78. ROUNDED DRYWALL CORNERS.
79. CHOICE OF INTERIOR DOORS (INTERIOR PASSAGE & BI-FOLD CLOSET).
80. TUDOR INTERIOR TRIMS THROUGHOUT PAINTED CLOUD WHITE.
81. PRIVACY PASSAGE SETS ON ALL BATHROOMS & MASTER BEDROOM.
82. CHOICE OF DESIGNER KITCHEN CABINETRY WITH LIGHT VALANCE, CROWN MOULDING, AND LAMINATE COUNTERTOP. *
83. CHOICE OF DESIGNER BATHROOM CABINETRY WITH LAMINATE COUNTERTOP. *
84. STANDARD FRIDGE OPENING TO BE 36” WIDE BY 68” HIGH. STANDARD RANGE OPENING TO BE 30” WIDE. UNLESS OTHERWISE SPECIFIED.
85. SPRAYED TEXTURE CEILINGS.
86. HARDWOOD RAILING WITH CHOICE OF SPINDLES (AS PER PLAN). *
87. LAMINATE FLOORING THROUGHOUT KITCHEN, DINING AREA, GREAT ROOM, AND HALLWAYS.*
88. CARPET IN BEDROOMS AND STAIRS.*
89. FOYER, BATHROOMS AND MAIN FLOOR LAUNDRY TO HAVE CERAMIC, AS PER INDIVIDUAL PLAN. *
90. HOME CLEANED UPON PRESENTATION.

* ALL CHOICES & COLOURS TO BE SELECTED FROM BUILDERS SAMPLES. SUBSTITUTIONS MAY BE MADE AT EQUAL OR GREATER VALUE. DRAWINGS MAY BE ALTERED TO MEET BUILDING CODES.

*BUYER SHOULD VERIFY ALL DETAILS IN RELATION TO SPECIFIC HOME PURCHASES.

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