

CAIVAN

CASSETTE

20' COLLECTION

LIMITED TIME BONUS

\$5,000 Purchase Price Credit

INCLUDED PREMIUM FEATURES

- + Finished Basement
- + 9' Ceilings on Main Floor
- + Kitchen Backsplash
- + Modern Sinks with Single Lever Faucets
- + Smart Touchscreen Front Entry Lock
- + Modern Flat Door & Trim Package

CASSETTE 20' COLLECTION

PRICE LIST

LOT	MODEL	CLOSING DATE	LIST PRICE	LIMITED TIME PRICE	NOTES
25.01	PLAN 2E (B)	MAY 22, 2024	\$724,990	\$719,990	
25.10	PLAN 2E (B)	MAY 23, 2024	\$724,990	\$719,990	
25.02	PLAN 1 (B)	MAY 28, 2024	\$704,990	\$699,990	
25.09	PLAN 1 (B)	MAY 30, 2024	\$704,990	\$699,990	
25.03	PLAN 1 (B)	JUNE 5, 2024	\$704,990	\$699,990	
25.08	PLAN 1 (B)	JUNE 6, 2024	\$704,990	\$699,990	
25.04	PLAN 2 (B)	JUNE 12, 2024	\$709,990	\$704,990	A/C included
25.07	PLAN 2 (B)	JUNE 13, 2024	\$709,990	\$704,990	A/C included
25.05	PLAN 3C (B)	JUNE 19, 2024	\$739,990	\$734,990	A/C included
25.06	PLAN 3C (B)	JUNE 20, 2024	\$739,990	\$734,990	A/C included

DEPOSIT STRUCTURE

At time of signing	\$10,000
30 days following signing	\$15,000
60 days following signing	\$15,000
90 days following signing	\$15,000
120 days following signing	\$15,000

Deposits should be made payable to Caivan (Mer Bleue) Inc.
Initial deposit must be paid by credit card or bank draft.
Post-dated cheques may be used for remaining deposits.

4100 Strandherd Dr. Suite 115
Nepean, ON
BCsales@caivan.com

Monday – Thursday
Friday
Saturday – Sunday

12:00pm – 8:00pm
12:00pm – 5:00pm
11:00am – 6:00pm

CAIVAN

Price includes limited time bonus.
*All square footages listed include finished basement recreation room.
Prices are subject to change without notice E. & O.E. May 7, 2022. Lot premiums may apply to certain lots.

CAIVAN

CASSETTE

25' COLLECTION

LIMITED TIME BONUS

\$3,000 Purchase Price Credit

INCLUDED PREMIUM FEATURES

- + Finished Basement
- + 9' Ceilings on Main Floor
- + Kitchen Backsplash
- + Undermount Sinks with Single Lever Faucets
- + Hardwood on Main Floor
- + Quartz Kitchen Countertops
- + Pot Light Package
- + Smart Touchscreen Front Entry Lock

CASSETTE 25' COLLECTION

PRICE LIST

LOT	MODEL	CLOSING DATE	LIST PRICE	LIMITED TIME PRICE	NOTES
1.01	PLAN 4C (B)	MAY 21, 2024	\$862,990	\$859,990	A/C included, extra wide
1.02	PLAN 1 (B)	MAY 24, 2024	\$837,990	\$834,990	A/C included
1.03	PLAN 2 (B)	MAY 29, 2024	\$841,990	\$838,990	A/C included
1.04	PLAN 1E (B)	JUNE 4, 2024	\$849,990	\$846,990	A/C included
2.01	PLAN 1E (A)	JUNE 11, 2024	\$844,990	\$841,990	
2.02	PLAN 5 (A)	JUNE 18, 2024	\$822,990	\$819,990	
2.03	PLAN 1 (A)	JUNE 25, 2024	\$832,990	\$829,990	
2.04	PLAN 2 (A)	JUNE 27, 2024	\$836,990	\$833,990	
2.05	PLAN 4C (A)	JULY 4, 2024	\$867,990	\$864,990	Beside path, vista lot
3.01	PLAN 4C (B)	JULY 9, 2024	\$892,990	\$889,990	Pie shaped, increased width/depth, beside path, side upgrade

CASSETTE 25' COLLECTION

PRICE LIST

LOT	MODEL	CLOSING DATE	LIST PRICE	LIMITED TIME PRICE	NOTES
3.02	PLAN 5 (B)	JULY 16, 2024	\$837,990	\$834,990	Increased lot depth
3.03	PLAN 1E (B)	JULY 19, 2024	\$869,990	\$866,990	Pie shaped, increased width/depth
4.01	PLAN 3E (A)	JULY 23, 2024	\$859,990	\$856,990	Pie shaped, increased width
4.02	PLAN 5 (A)	JULY 30, 2024	\$822,990	\$819,990	
4.03	PLAN 1E (A)	AUGUST 1, 2024	\$844,990	\$841,990	

DEPOSIT STRUCTURE

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30 days following signing	\$15,000
60 days following signing	\$15,000
90 days following signing	\$15,000
120 days following signing	\$15,000

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Monday – Thursday
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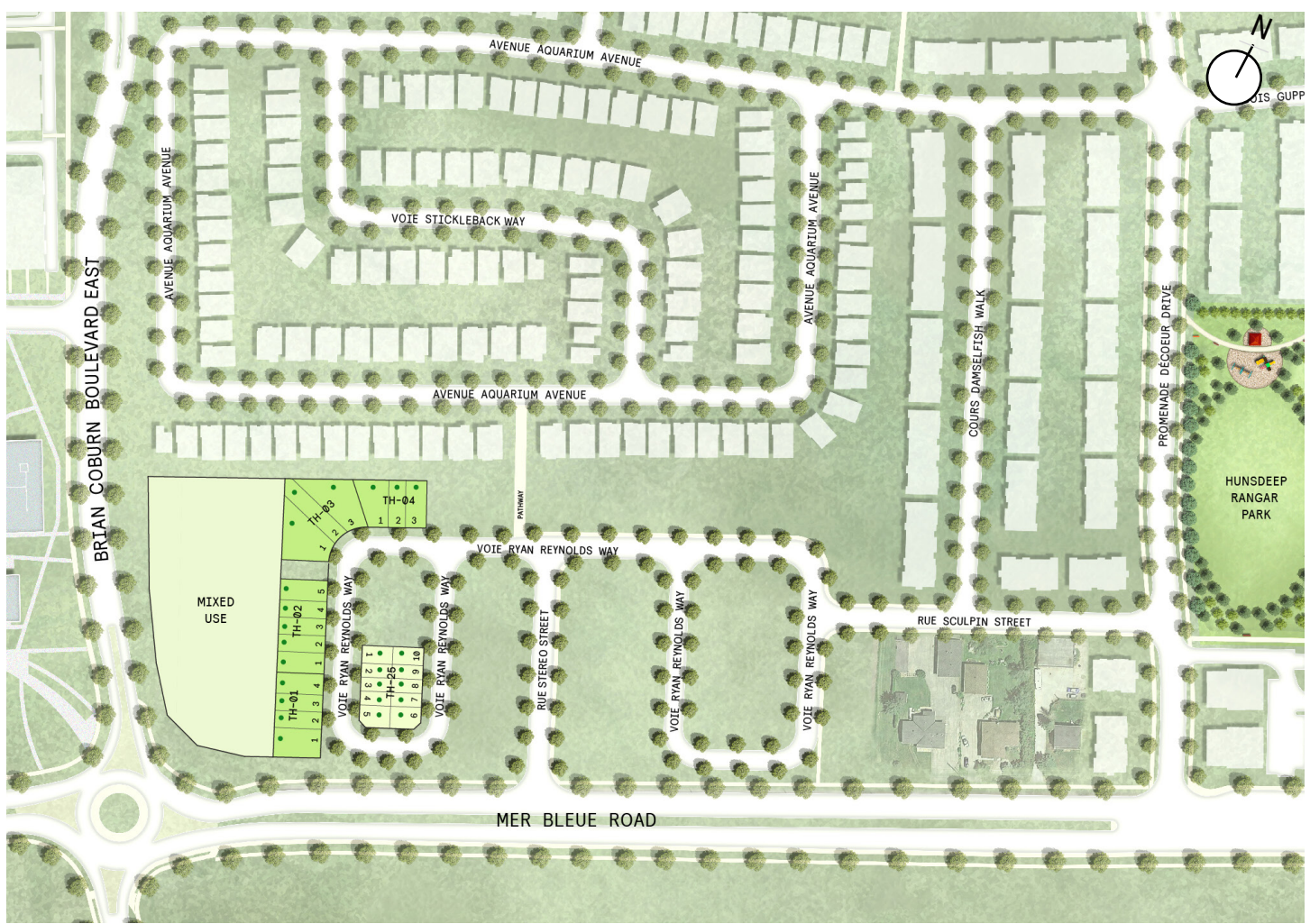
12:00pm – 8:00pm
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11:00am – 6:00pm

CAIVAN

Price includes limited time bonus.
*All square footages listed include finished basement recreation room.
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CASSETTE SITE PLAN



DETACHED

20' COLLECTION

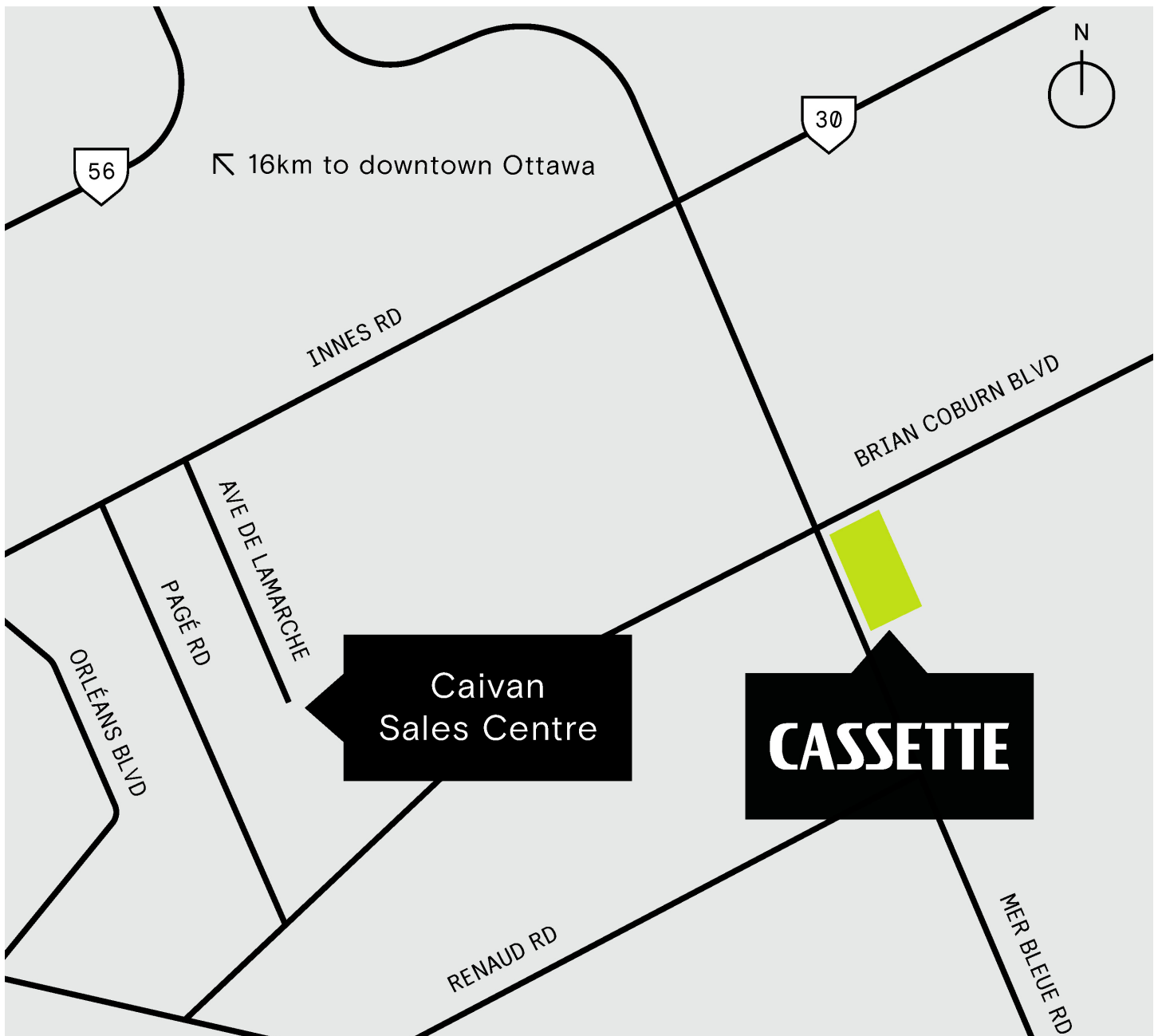
25' COLLECTION

● AVAILABLE ● SOLD

ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.

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CASSETTE KEY MAP



ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.

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CASSETTE COMMUNITY



1

EXPLORE NATURE

Mer Bleue Bog, offering over 20km of trails, is a short drive away. Over 7,000 years old, the beautiful Mer Bleue Bog habitats many species of plants, birds and wildlife. Take your dog for a walk on one of the dog friendly trails, or explore your adventurous side through cross country skiing or snowshoeing.

2

ORLÉANS HEALTH HUB

With the Orléans Health Hub located across the street, you'll have access to a wide range of specialized and community healthcare services under one roof.

3

DISCOVER PARKS

Various parks surround Cassette, with the closest being a 5 minute walk. Families can enjoy the easy access to open greenspace and play structures.

4

ENTERTAINMENT

Located in the centre of Orléans, the Shenkman Arts Centre brings a diverse range of creativity to the community. Experience live performances, exhibits and more.

5

SHOP & DINE

Just minutes away from Cassette you will find a wide selection of grocery, retail and entertainment options, allowing for all the conveniences you need in one location.

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CASSETTE 20' COLLECTION FEATURES & FINISHES

EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturers warranty.
2. Exterior pot light(s) and/or coach light(s) on front elevation. Location(s) will vary.
3. Glazed panel in front entry door as per elevation.
4. Exterior house wrap with window tape on all exterior windows and doors.
5. Ice and water shield membrane in valleys and at eave overhang except at roofs with unheated space below.
6. Insulated front entry door with exterior vinyl clad frame and interior wood jamb with transom as per plan.
7. Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
8. Pre-finished panel cladding and aluminium fascia.
9. Exterior trims and railings (if applicable, as per plan) in vinyl (PVC), fiberglass or aluminum with glass panels (if applicable, as per plan).
10. Exterior columns in vinyl (PVC), fiberglass, aluminum, brick, stone veneer, or combinations of these (if applicable, as per plan) as per Vendor's specifications.
11. House number(s).
12. Low e/Argon ENERGY STAR® rated vinyl casement windows (colors predetermined) to front and sides elevations (except basement windows). Basement window(s) to be oversized egress slider (if applicable, as per plan).
13. Low E, ENERGY STAR® rated balcony door (as per plan).
14. Second floor balcony (as per plan).
15. Precast concrete slab walkway and steps to front door entry.
16. One exterior water tap and two exterior weatherproof electrical outlets with ground fault interrupter (water taps and outlet locations pre-determined).
17. Vendor will place an Asphalt driveway.
18. All operating windows are complete with screens.
19. All exteriors include a combination of some or all of clay brick or stone veneer, fibre-cement board cladding and associated trim, and pre-finished soffit as per elevation plan.
20. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed if applicable, as per plan).

KITCHEN FEATURES

1. Purchaser's choice of cabinets from Vendor's standard samples. "Soft-close" features included.
2. Purchaser's choice of cabinet hardware from Vendor's standard samples.
3. Purchaser's choice of laminate countertop from Vendor's standard samples.

4. Purchaser's choice of backsplash from Vendor's standard samples.
5. Top mount stainless steel double compartment sink with single lever pull-down spray faucet.
6. Kitchen exhaust fan vented to exterior.
7. Stainless steel hood fan vented to exterior.
8. Dedicated electrical outlet for refrigerator, stove, and dishwasher.
9. Openings to accommodate 30" refrigerator and 30" stove.
10. Opening to accommodate 24" dishwasher. Electrical rough-in at dishwasher location, drain and water rough-ins under kitchen sink.
11. Colour coordinated kick plates to complement cabinets.
12. USB receptacle at counter level.

BATHROOM AND ENSUITE FEATURES

1. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2. Choice of included 8"x10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls. Acrylic shower base for all shower stalls.
3. Purchaser's choice of cabinets for vanity in main bath and ensuite and laminate countertops from Vendor's standard samples. "Soft-close" vanity door feature included.
4. Colour coordinated kick plates to complement cabinets.

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CASSETTE 20' COLLECTION FEATURES AND FINISHES

5. Wall mounted light fixture in all bathrooms and powder room.
6. Shower rod at tub shower enclosures.
7. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
8. Privacy locks on all bathroom doors.
9. Cabinetry with top mount sink and single lever faucet in all full bathrooms. Wall mount sink OR pedestal sink (if applicable, as per plan) with single lever faucet in powder room on ground floor (as per plans).
10. Polished edge mirrors in all baths.
11. Plumbing fixtures in chrome finish and water efficient toilets.
12. Pressure balance valves to all showers.
13. Hot and cold water shut off valves at all sinks.
2. All wiring in accordance with Electrical Safety Authority standards.
3. 100-amp service with circuit breaker type panel.
4. Light fixtures throughout predetermined as per plan. Dining room to have capped outlet.
5. Smoke/Carbon Monoxide Detectors as per OBC requirements.
6. Electronic door chime.
7. Three cable TV rough-ins.
8. Three data rough-ins.
9. LED Bulbs throughout.
10. One telephone rough-in provided.
11. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
12. Air resistant electrical boxes on exterior insulated walls and ceilings.
13. Decora style switches throughout.

LAUNDRY FEATURES

1. Plastic laundry tub with hot and cold-water faucets, as per plan.
2. Heavy duty electrical outlet for dryer & electrical outlet for washer.
3. Washer box for finished laundry room connections as per plan.
4. Ceramic baseboard and drain for laundry rooms on second floor (as per plan).

INTERIOR TRIM FEATURES

1. Knee wall with MDF cap and natural oak contemporary handrail on the main and basement staircase as indicated on plan. Natural oak nosing where applicable.
2. 8' hollow core flat slab smooth panel interior passage doors on main floor and 6'8" hollow core flat slab smooth panel interior passage doors on second floor and in basement (excluding all sliding closet doors). Doors beneath sunken landing conditions or mechanical bulkheads may have a reduced height based on grade or mechanical interference.
3. Flat baseboard throughout, with shoe mold in all hard surface areas.
4. Flat casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
5. White melamine shelving in all closets.
6. Satin nickel finish interior door hardware.

ELECTRICAL

1. Ground fault interrupter protection in all bathrooms and powder room, as per plan.

- Vendor's standard samples on basement floor, main floor bedrooms (as per plan) and second floor (including upper hallway, main and basement stairs, foyer and mudroom risers, if applicable) including underpad (excluding kitchen, powder room, foyer, mudroom, and laundry (as per plan)).
4. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
 5. Concrete basement floor in all unfinished areas.

FINISHED BASEMENTS

1. Approximately 8'10" ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
2. Finished basement (as per plan) includes purchaser's choice of 35oz carpet from Vendor's standard samples including underpad.
3. Painted walls and stipple ceiling with 4" smooth borders included.

ADDITIONAL FEATURES

4. Approximately 9'0" high ceiling on main floor (excluding bulkheads and dropped ceilings where required for mechanical).
5. Mortgage survey provided at no additional cost.
6. All windows installed with expandable foam to minimize air leakage.
7. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls.
8. Poured concrete front porch.
9. Architecturally pre-determined sitings and exterior colours.
10. All drywall applied with screws, using a minimum number of nails.
11. Ductwork professionally cleaned.

WARRANTY

1. Caivan warranty backed by Tarion.

HEATING/INSULATION

1. Forced air High-Efficiency gas furnace with electronic ignition, power vented to exterior.
2. Hot water heater (rental).
3. Programmable thermostat, locations to be determined by Vendor.
4. Ducting sized for future air conditioning.
5. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
6. Structure: Framed 2"x6" and 2"x4" walls. Wood frame construction.

PAINTING

1. Interior walls to be painted with premium quality acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2. Smooth ceilings throughout main floor, bathrooms, powder rooms, finished laundry rooms. All other rooms to receive sprayed stipple ceiling with 4" smooth borders, closets only stippled.

FLOORING

1. Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas (including laundry rooms, baths, mud room, foyer, and powder room, excluding kitchen (as per plan)).
2. Purchaser's choice of manufactured flooring from Vendor's standard samples on main floor including kitchen (excluding bathrooms or main floor bedrooms (as per plan)).
3. Purchaser's choice of 35oz carpet from

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CAIVAN

CASSETTE 25' COLLECTION FEATURES & FINISHES

EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturers warranty.
2. Exterior pot light(s) and/or coach light(s) on front elevation. Location(s) will vary.
3. Steel sectional garage door (style will vary and may not match artist's rendering).
4. Glazed panel in front entry door or sidelight as per elevation.
5. Exterior house wrap with window tape on all exterior windows and doors.
6. Ice and water shield membrane in valleys and at eave overhang except at roofs with unheated space below.
7. Insulated front entry door, with exterior vinyl clad frame and interior wood jamb with transom as per plan.
8. Exterior trims and railings (if applicable, as per plan) in vinyl (PVC), fiberglass or aluminum (if applicable, as per plan).
9. Exterior columns in vinyl (PVC), fiberglass, aluminum, brick, stone veneer, or combinations of these (if applicable, as per plan) as per Vendor's specifications.
10. House number(s).
11. Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
12. Low e/Argon ENERGY STAR® rated vinyl casement windows (colors predetermined) to front, sides and rear elevations (except basement windows). Basement windows to be white sliders (as applicable, as per plan).
13. Low E, ENERGY STAR® rated sliding patio door with transom, complete with sliding screen (as per plan).
14. Precast concrete slab walkway and step to front door entry.
15. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter (water taps and outlet locations pre-determined).
16. Vendor will place an Asphalt driveway.
17. Insulated door from house to garage; where grade permits.
18. All operating windows and patio doors are complete with screens.
19. All exteriors include a combination of some or all of ornamental trim, clay brick or stone veneer, vinyl cladding and aluminum fascia, and pre-finished soffit as per elevation plan.
20. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

KITCHEN FEATURES

1. Purchaser's choice of cabinets from Vendor's standard samples. "Soft-close" features included.
2. Purchaser's choice of cabinet hardware from Vendor's standard samples.
3. Purchaser's choice of quartz countertop from Vendor's standard samples.
4. Purchaser's choice of backsplash from Vendor's standard samples.

5. Undermount stainless steel double compartment sink with single lever pull-down spray faucet.
6. Stainless steel hood fan vented to exterior.
7. Dedicated electrical outlet for refrigerator, stove, and dishwasher.
8. Openings to accommodate 33" refrigerator and 30" stove.
9. Opening to accommodate 24" dishwasher. Electrical rough-in at dishwasher location, drain and water rough-ins under kitchen sink.
10. Colour coordinated kick plates to complement cabinets.
11. USB receptacle at counter level.

BATHROOM AND ENSUITE FEATURES

1. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2. Choice of included 8"x10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls. Acrylic shower base for all shower stalls.
3. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) and laminate countertops from Vendor's standard samples. "Soft-close" vanity door feature included.
4. Colour coordinated kick plates to complement cabinets.
5. Wall mounted light fixture in all bathrooms and powder room.
6. Shower rod at tub shower enclosures.

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CASSETTE

25' COLLECTION

FEATURES AND FINISHES

- ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
- Privacy locks on all bathroom doors.
- Cabinetry with top mount sink and single lever faucet in all full bathrooms.
- Pedestal sink with single lever faucet in powder room on ground floor, as per plan.
- Polished edge mirrors in all baths.
- Plumbing fixtures in chrome finish and water efficient toilets.
- Pressure balance valves to all showers.
- Hot and cold water shut off valves at all sinks.

LAUNDRY FEATURES

- Plastic laundry tub with hot and cold-water faucets as per plan.
- Heavy duty electrical outlet for dryer & electrical outlet for washer.
- Washer box for finished laundry room connections as per plan.
- Ceramic baseboard and drain for laundry rooms on second floor (as per plan).

INTERIOR TRIM FEATURES

- Knee wall with MDF cap and natural oak contemporary handrail on the main and basement staircase as indicated on plan. Natural oak nosing where applicable.
- 8' hollow core flat slab smooth panel interior passage doors on ground floor and 6'8" hollow core flat slab smooth panel interior passage doors on second floor and in basement (excluding all sliding closet doors). Doors beneath sunken landing conditions or mechanical bulkheads may have a reduced height based on grade or mechanical interference
- Flat baseboard throughout, with shoe mold in all hard surface areas.
- Flat casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
- White melamine shelving in all closets.
- Satin nickel finish interior door hardware.

ELECTRICAL

- 6 LED dimmable pot lights and 1 dimmer switch. Locations predetermined.
- Ground fault interrupter protection in all bathrooms and powder room, as per plan.
- All wiring in accordance with Electrical Safety Authority standards.

- 100-amp service with circuit breaker type panel.
- Light fixtures throughout predetermined as per plan. Dining room to have capped outlet.
- Two electrical outlets in the garage (one in ceiling).
- Smoke/Carbon Monoxide Detectors as per OBC requirements.
- Electronic door chime.
- Three cable TV rough-ins.
- Three data rough-ins.
- LED Bulbs throughout.
- One telephone rough-in provided.
- Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
- Exterior light fixture at rear door.
- Air resistant electrical boxes on exterior insulated walls and ceilings.
- Decora style switches throughout.

HEATING/INSULATION

- Forced air High-Efficiency gas furnace with electronic ignition, power vented to exterior.
- Hot water heater (rental).
- Humidifier.
- Programmable thermostat, locations to be determined by Vendor.
- Ducting sized for future air conditioning.
- Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
- Spray foam insulation in garage ceiling where conditioned space exists above the garage.
- Structure: Framed 2"x6" and 2"x4" walls. Wood frame construction.

PAINTING

- Interior walls to be painted with premium quality acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
- Smooth ceilings throughout main floor, bathrooms, powder rooms, finished laundry rooms. All other rooms to receive sprayed stipple ceiling with 4" smooth borders, closets only stippled.

FLOORING

- Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas (including laundry rooms, baths, mud room, foyer, and powder room, excluding kitchen (as per plan)).
- Oak hardwood flooring from Vendor's standard

- samples on main floor, including kitchen (excluding bathrooms or main floor bedrooms (as per plan)).
- Purchaser's choice of 35oz carpet from Vendor's standard samples on basement floor, main floor bedrooms (as per plan), and second floor (including upper hallway, main and basement stairs, foyer and mudroom risers if applicable) including underpad (excluding kitchen, powder room, foyer, mudroom, and laundry (as per plan)).
- Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
- Concrete basement floor in all unfinished areas.

FINISHED BASEMENTS

- Finished basement (as per plan) includes purchaser's choice of 35oz carpet from Vendor's standard samples including underpad.
- Painted walls and stipple ceiling with 4" smooth borders included.
- Horizontal slider windows (as per plan).

ADDITIONAL FEATURES

- Approximately 9'0" high ceiling on main floor (excluding bulkheads and dropped ceilings where required for mechanical).
- Mortgage survey provided at no additional cost.
- Garage floor and driveway sloped for drainage.
- Concrete garage floor.
- All windows installed with expandable foam to minimize air leakage.
- Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage.
- Poured concrete front porch.
- Architecturally pre-determined sitings and exterior colours.
- All drywall applied with screws, using a minimum number of nails.
- Garage drywalled to tape coat and gas sealing tape applied.
- Ductwork professionally cleaned.

WARRANTY

- Caivan warranty backed by Tarion.

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