

The Royal Features

Foundation and Framing

8" x 18" concrete footing
9" concrete wall
4" poured garage and basement slab
3/4" T and G Engineered sub-floor, screwed & glued
pre-engineered roof truss, Spruce plywood roof sheeting
2" x 10" spruce floor joists with bridging 16" on centre
2" x 6" exterior walls, basement walls strapped
2" x 4" 16" on centre
Exterior damp proofing, foundation coating, membrane
foundation wrap, weeping Tile with 3/4" clear crushed
stone around perimeter

Exterior Features

Driveway & Sod
All clay brick exterior as per plan
House Address Stone
Maintenance free aluminum soffit, fascia, eaves troughs
and down spouts, your choice from builders samples
Lifetime Fibreglass Asphalt shingles
All services including paved road, curbs, sewers,
and water connection (as per subdivision)
Survey included in purchase price

Interior Features

Gas Fireplace
800 Series panelled Interior & Closet Doors
Upgraded Baseboard & Casing
All doors and trim painted
Decora Switches
Pewter Lever Door Handles
One piece acrylic bathtub enclosure
Orange peel ceilings in all areas except closets
9' Foot Ceilings on main floor
Crown Molding & Door Transoms in Central Area
Mirrors in all bathrooms
Eggshell interior paint with two coat finish (up to 3 colours)
White wire shelving in each closet

Energy Efficiency

R-20 wall, R-40 ceiling, and R-12 below grade insulation
High Efficiency forced air natural gas furnace (10 Year
Warranty)
Direct vent Fireplace, Exterior House Wrap
Coloured Insulated slider clad windows, with warm edge
spacers
Basement wall insulated (R12) and 6ml vapour barrier to
floor
Insulated Steel overhead garage door
Insulated steel exterior doors - including garage entry

1413600 Ontario Inc.



Royalty Homes



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ipping on all exterior doors
Caulking & Foam insulation, on all exterior doors
and windows

Kitchen Cabinetry

Quality Custom Kitchen cabinets and Vanities
Rolled edge Arborite counter tops
Choice of designer styles and finishes from
builders samples
Crown Molding
Dishwasher cavity and rough in
Hood fan in kitchen

Flooring

Porcelain tile for Kitchen, Bath, and Foyer

Quality broadloom with under-pad
3/8 Plywood sub-floor in all wet areas (screwed)
Your choice from builder's samples

Electrical Features

200 Amp Service with circuit breakers
12 Pot Lights
Copper wiring throughout
Exhaust fan in every bathroom, outside vented
Two weatherproof exterior outlets on GFI circuit
Outside venting for clothes dryer in Laundry
220 volt Heavy duty wiring and receptacle for kitchen stove and clothes dryer.
Electronic alarmed smoke & carbon monoxide detectors
Door bell at front entry
All electrical work performed in accordance with Ontario Hydro Standards

Plumbing

White coloured plumbing fixtures.
Two exterior water taps with interior shut off
Low Noise Wirsbo water pipes and ABS drains
Direct Vent higher efficiency gas rental hot water tank
Single piece laundry tub with taps for washer and drain
Water conserving Toilets with Insulated no sweat tanks
Double stainless steel kitchen sink with faucet

Sump Pump
Shut offs for most faucets

Rough-Ins

At Least four Telephone, and Cable outlets
Central Vac on all finished levels with Garage Hookup
Alarm with motion sensor and door contacts
Roughed-in plumbing for dish washer
Roughed in basement bath (3 pc)
Garage Door Opener

Interior Design Package

All Royalty Homes (1413600) carry a full range of services allowing each home to be customized to individual customer requirements. We provide a wide selection of designs to choose from as well as the opportunity to create your own customized plan. Come see why dealing with Royalty Homes is a carefree, enjoyable experience from start to finish, and in to the future.

General Notice

The purchaser will have their choice of flooring, interior and exterior paints, Porcelain tiles, counter tops and kitchen cupboards from Vendor's samples provided that these choices are finalized by the purchase within 10 days after acceptance of the offer, and provided that the Vendor has not already ordered and/or installed same. Exterior elevations

and floor plans are artist's rendering only, If there are any discrepancies between plan and specification sheet, the specification sheet shall take priority. Vendor reserves the right to substitute for discontinued or unavailable items or substitute at their discretion with equal or superior quality. Royalty Homes maintains a policy of continuous product development and specifications can change. Prices, plans and specifications are subject to change without notice.

Warranty

All homes built by Royalty Homes, carry a full Tarion 7 year warranty, with coverage against major structural defects. Including a Royalty Homes full one year warranty, excluding settlement of driveway, and sidewalk.

Roof Shingle have a Lifetime Limited Warranty

Furnace
Compress
a
enrolled
warranty.
Peace of
extends
warranty



STONEFIELD

and AC
sor carry
customer
10 Year
Providing
mind that
pasts the
of the

home.