



STARTING IN THE \$500,000's



From 1200 to 2125 Square Foot Bungalows & Two Storey Customizable Options, there is a Plan for Everyone!

Located steps away from Lake Gibson and Mel Swart Conservation Park in Thorolds newest and most exquisite subdivision, you will find a great place to call home!

These 2 and 3 bedroom bungalow options and the 3 & 4 bedroom two storey options offer open concept main floors with large living rooms overlooking custom eat-in kitchens with islands, dining areas and patio doors to back yards. Master bedrooms offer 4pc ensuites and walk in closets. Attached garages with inside access and basements that can be finished to your preference if desired.

These are only renderings which means we can build to suite and you can customize the floor plan and any and all finishing's both inside and out.

RE/MAX Garden City Realty Inc. Brokerage

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MODELS & FLOORPLANS

2 & 3 Bedroom Customizable Bungalows




R.O. Beam Construction Ltd.
Building Homes in Niagara Since 1968



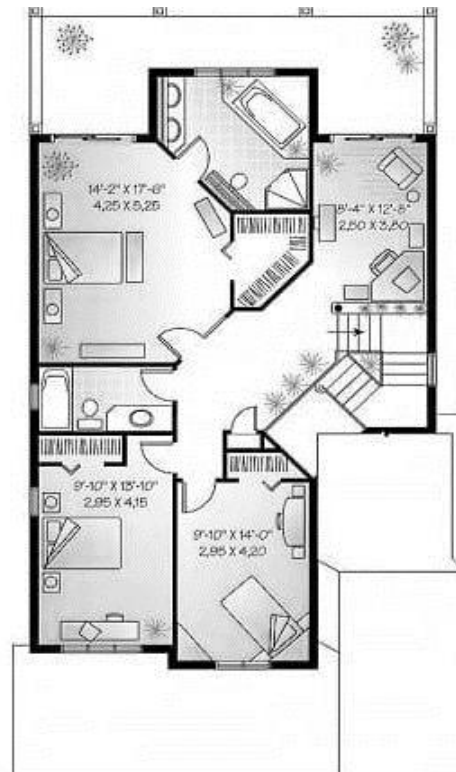
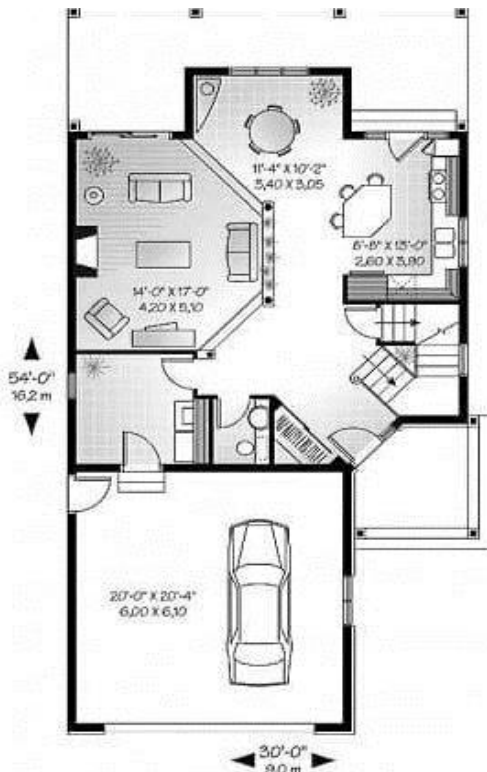
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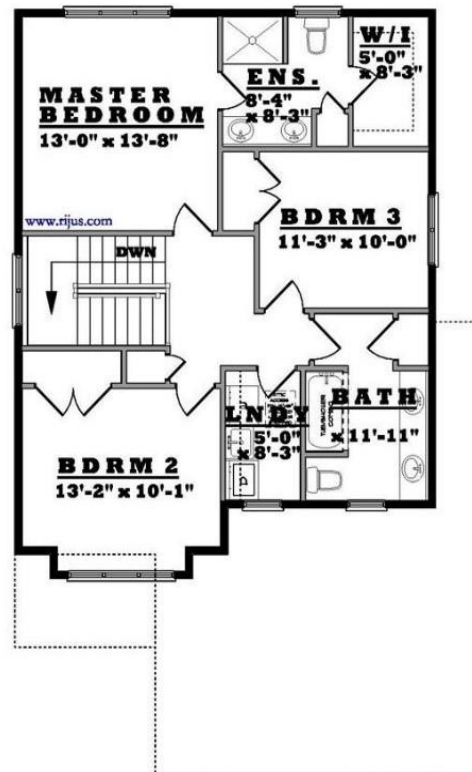
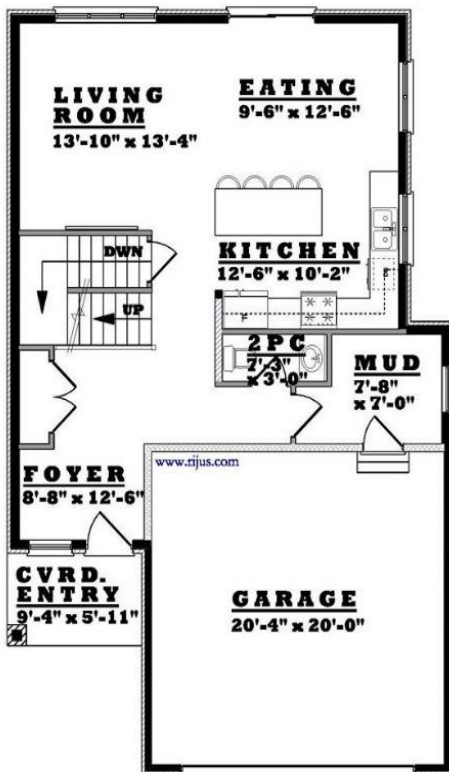
MODELS & FLOORPLANS

3 & 4 Bedroom Customizable Two Stories



MODELS & FLOORPLANS

3 & 4 Bedroom Customizable Two Stories



FEATURES & FINISHES

Modern and Stylish Interior & Exterior

- Unique, architecturally enhanced exterior made of beautifully selected brick, stone, stucco, & siding
- All homes to be certified Energystar®
- Extra large, modern Energystar® qualified windows with Low E argon glass and screens as applicable, with spray foam insulation
- Steel Insulated Front Door and 2 Panel Steel insulated door between garage and house, with spray foam insulation
- Sliding Patio Doors & Garden Swing Doors as per customer choice (where applicable), with spray foam insulation
- High-efficiency furnace with programmable thermostat, gas hot water heater, heating and air conditioning systems
- R22 batt insulation in applicable exterior walls, R20 (full height) in foundation walls & R60 blown in insulation in applicable ceilings
- 9' ceilings throughout all living spaces
- Coordinated 5 ½" baseboards and 2 ½" door casings throughout, finished with classic satin, low-emission enamel paint
- All living areas, kitchen, and bathrooms walls finished with classic satin, low-emission, enamel paint and smooth drywall painted ceilings in all areas
- Beautiful ceramic tile in foyer, hallway, laundry, main floor and ensuite with complete Ditra XL membrane system, hardwood floors throughout main living spaces and carpet tread stairs with designer pickets
- Schlage levers with backplate
- Convenient laundry location (as per plan)
- 200 amp electrical panel with circuit breakers
- 6 Interior LED pot lights and white decora style receptacles and switches throughout (Allowance of \$1000 included in the vendors standard for light fixtures)
- Sleek and modern glass fireplace
- 3 cable tv outlets included
- Central Vac and Security System rough ins
- Cold room with sump pump in every home
- 220V outlet to be provided for future electric vehicle
- Outlet provided in the ceiling for future garage door operator
- 2 exterior electrical outlets, 1 in front & 1 in rear of home
- Sprinkler system – keeps the grass green for the lush landscaping, shrubbery and fully sodded yards as per landscape plan
- Smoke detectors and carbon monoxide detectors hardwired through house

Sleek Gourmet Kitchens & Spa Bathrooms

- Customized kitchen cabinetry to suit your lifestyle, selections of painted, maple or oak finished
- Spacious designer approved kitchen layout with pot & pan drawers and abundance of storage
- Eat-in kitchen island with double bowl under mount stainless sink and pull-down designer faucet
- Soft-close doors and full-extension drawers
- 30" upper cabinets
- Quartz countertops
- Crown moulding and light valance with rough in for under cabinet lighting
- 30" hood fan space or over the range microwave option
- Gas line included for stove (optional)
- Water line included for fridge (optional)
- Dishwasher rough-in
- Pendant light rough in over island
- USB outlet conveniently located in Island
- Convenient walk in pantry (optional upgrade)
- Master ensuite includes under mount sink and designer faucets, glass & tile walk-in shower with spa like shower head
- Stunning selections of porcelain or ceramic for bathrooms & laundry
- Tile installed complete with Ditra XL membrane system
- Comfort height cabinetry
- Quartz countertops
- Modern faucets throughout with undermount sinks in the master ensuite
- Upgraded right height toilets
- Custom floating vanity mirrors to match width of vanity
- Main bath to include 5' tub & shower with molded seat & accessory shelf
- 3 pc rough in included in basement

Added Features with R.O. Beam Construction

- Experience our one-on-one design approach with your personal Design Consultant to guide you every step of the way
- Personal appointments with our kitchen and bathroom cabinet designer and interior design consultant to help you with picking your finishes
- Pre-delivery Inspection prior to key delivery
- Tarion Warranty Corporation New Home Warranty Protection

Deposit Structure & Upgrades

- \$20,000 Reservation Deposit
- \$20,000 Signing Deposit
- Balance Due on Closing
- All Upgrades are at an Additional Cost and Due on signing