



EXCLUSIVELY SOLD BY PRESPA GROUP

Prespa Group has been developing, managing, and servicing communities in the London, St. Thomas, Port Stanley, Port Dover, and surrounding rural areas for over 25 years. We pride ourselves with our wide range of development types, including but not limited to, single-family homes, multi-family townhouses, high-rise buildings, condominiums, land development, and commercial properties.

Prespa Group has earned the reputation for outstanding attention to detail and customer service because we go the extra mile to ensure your new home or project is completed on-time and on-budget every time. We listen to our customers and deliver to their satisfaction.



- ELEVATOR OPTIONS
- WHEELCHAIR ACCESSIBILITY
- COMPOSITE DECK BOARD
- 3 DECKED AREAS
- VINYL CLAD RAILINGS ON DECKS
- HARDIE BOARD
- INSULATED GARAGE
- BBQ GAS LINE ON DECK OFF KITCHEN
- GAS FIREPLACE(S) OPTIONS
- TERRACE DOORS
- CENTRAL AIR
- HRV



## GENERAL

- Blueprint and building permits
- Temporary heat and hydro during construction
- Fire insurance during construction
- Final grading approval

## EXTERIOR FEATURES

- James Hardie Board
- Poured concrete front porch (railings only when required by code)
- Poured concrete foundation walls
- Parged foundation walls
- Aluminum soffits, fascia, eaves, downspout
- Steel roofing
- 2 exterior water taps (one in the garage)
- Lot graded to municipality requirements and fully sodded
- Roll-up sectional insulated garage door
- Double asphalt driveway with sidewalk concrete slabs to front entry
- BBQ gas line on deck off kitchen

## INTERIOR FEATURES

- 9' ceilings
- 4 bathrooms
- Oversized 5 1/2" baseboards and 3 1/2" casing
- California textured ceilings throughout (excluding small closets and bathrooms)
- 3 coats of quality paint (including primer) on all walls, (up to 3 colours) \*\*; for 4 or more colours, an extra charge will apply
- Smooth touch white finish spray on all trim and doors
- Oak stairs and railings

## KITCHEN, BATH & LAUNDRY

- Custom cabinetry in the kitchen and bathrooms
- A variety of cabinet styles and finishes
- Granite countertops with double stainless steel undermount sink (single lever faucet) in the kitchen
- One-piece bathtub/shower
- Pedestal sink in powder room
- Mirrors in bathrooms
- Privacy locks on bathroom doors
- Pressure-balanced shower controls
- Single-lever faucets in all bathrooms

## LIGHTING & ELECTRICAL

- 200 amp electrical breaker panel
- Ceiling lights in all bedrooms
- 2 exterior GFCI weatherproof outlets
- Hard-wired smoke and carbon monoxide detector as per building code
- Decora-style light switches
- \$2,000.00 lighting allowance (includes bulbs and HST)

## FLOORING

- Engineered hardwood flooring
- Ceramic tile in foyer, kitchen, bathrooms, and laundry room

## GENERAL EFFICIENCY

- Easy-to-use programmable thermostat
- High-efficiency forced air, direct vent gas furnace
- Heat recovery ventilator (HRV) system
- High-efficiency gas hot water tank
- Energy Star low-E argon-filled, vinyl-clad windows
- Insulation that meets or exceeds building codes
- Central air

## QUALITY CONSTRUCTION

- Architecturally controlled elevations
- Garage insulated, drywalled, and taped; ceilings insulated to R-31 below living areas
- Windows and doors sealed with high quality exterior caulking
- Insulated exterior doors with weather stripping
- 2" x 6" framing outside walls
- TJI floor joists with 3/4" Edgegold sheathing

## ROUGH-INS

- Rough-in for future garage door opener with electrical outlet and low volt wire
- Rough-in for central vacuum
- Rough-in for four cable outlets and four telephone outlets
- Rough-in for future alarm system including one keypad at entrance, one keypad in master bedroom, two motion detectors, garage and front door contact and security panel
- Rough-in for major appliances, including dishwasher and washer & dryer

## WARRANTY

- Tarion New Home Warranty
  - 1- and 2-year warranty against defects in workmanship and materials
  - 7-year warranty against major structural defects
- Proper use of HRV can help maintain appropriate humidity levels, which can impact the fit and finish of materials such as trim and engineered hardwood flooring. Recommended ranges can be found in manufacturer's warranties.

\*\*Colours and/or materials to be selected from the Builder's standard sample gallery. Exterior colours and materials are architecturally controlled by the Builder.