CEDAR RIDGE

IN SUTTON

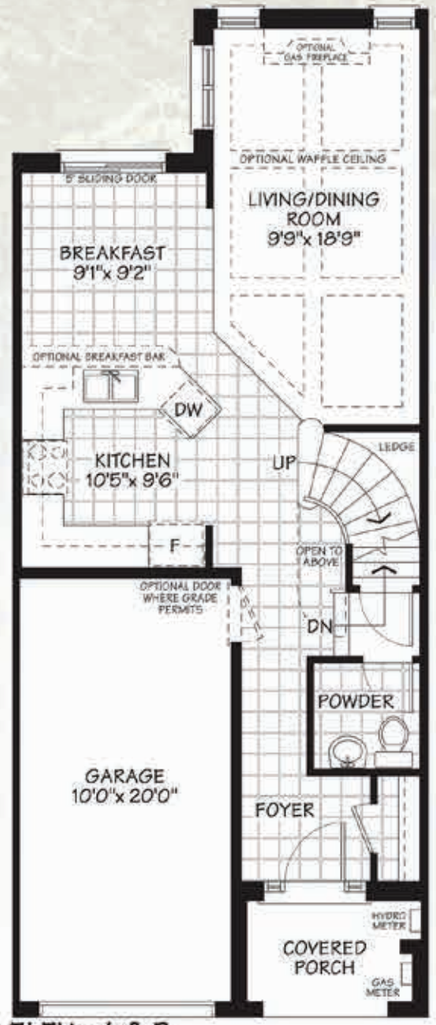
Broker Preview Package

Town

THE WOODBINE- 1

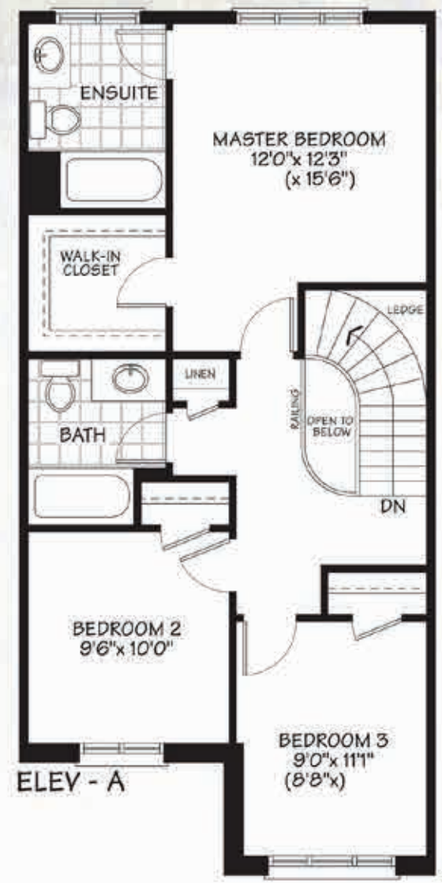
ELEV.- A
1365 SQ.FT.

ELEV.- B
1365 SQ.FT.

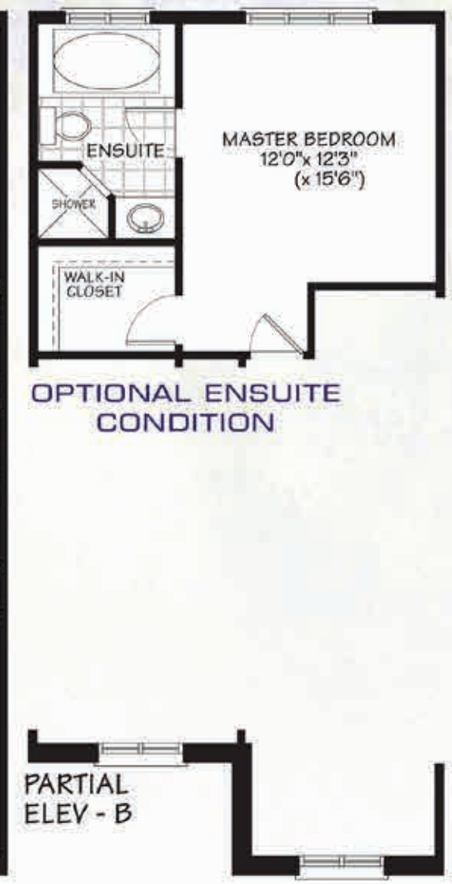


ELEV - A & B

MAIN FLOOR



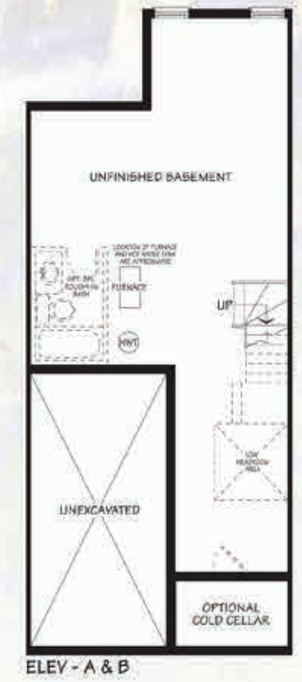
ELEV - A



OPTIONAL ENSUITE CONDITION

PARTIAL ELEV - B

SECOND FLOOR



ELEV - A & B

BASEMENT

CEDAR Ridge IN SUTTON

DELPARK HOMES

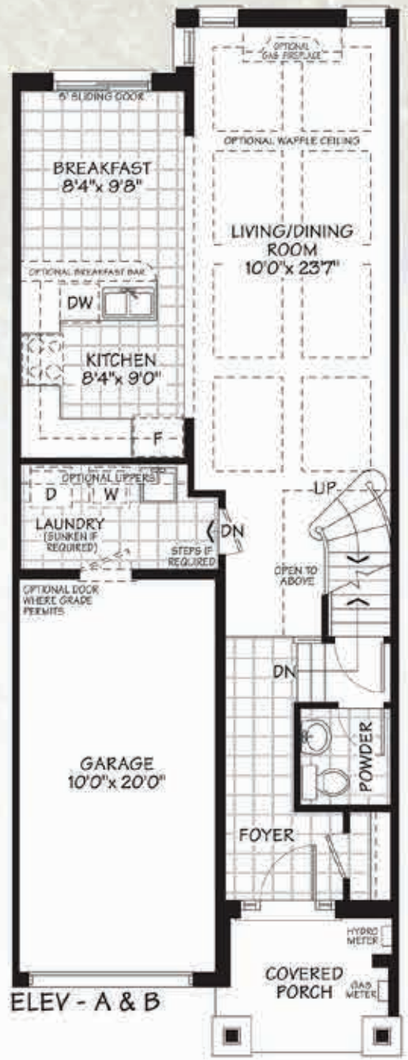
All plans, dimensions and specifications are approximate and subject to change without notice. Actual usable floorspace may vary from the stated floor area. Artist concept. E.&O.E.

Town

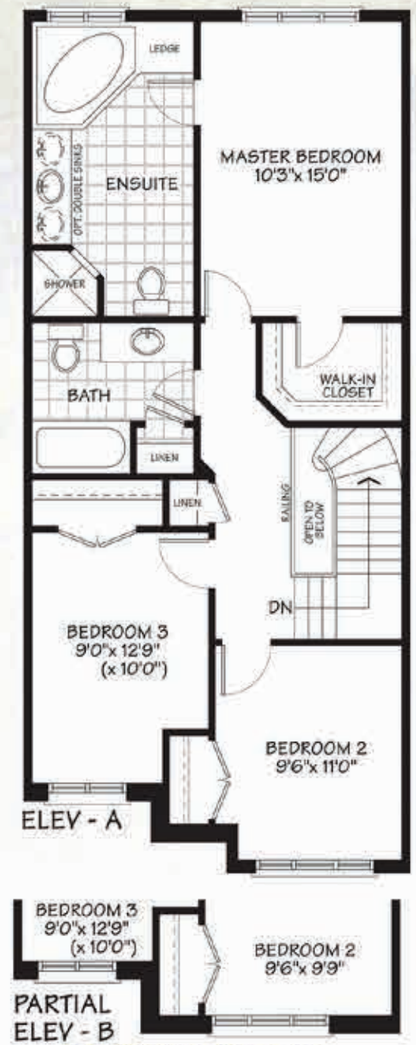
The Woodbine-2

Elev.- A
1543 sq.ft.

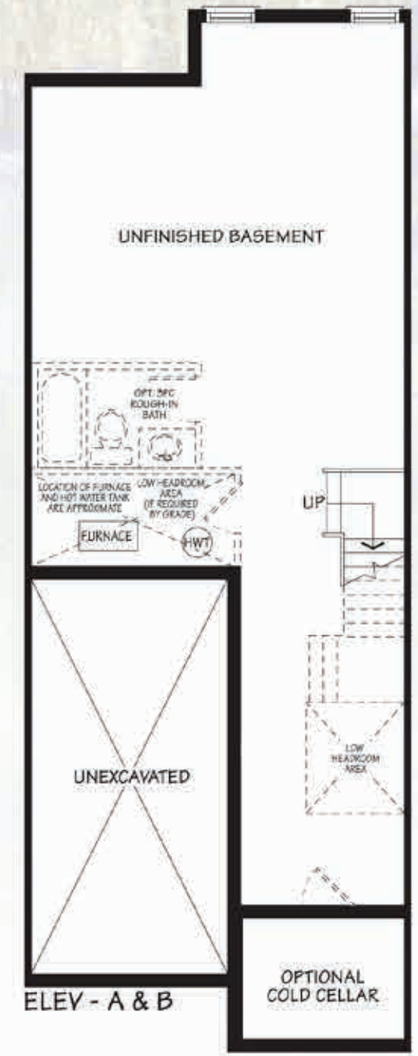
Elev.- B
1549 sq.ft.



MAIN FLOOR



SECOND FLOOR



BASEMENT

DELPARK HOMES

All plans, dimensions and specifications are approximate and subject to change without notice. Actual usable floorspace may vary from the stated floor area. Artist concept 1-800.

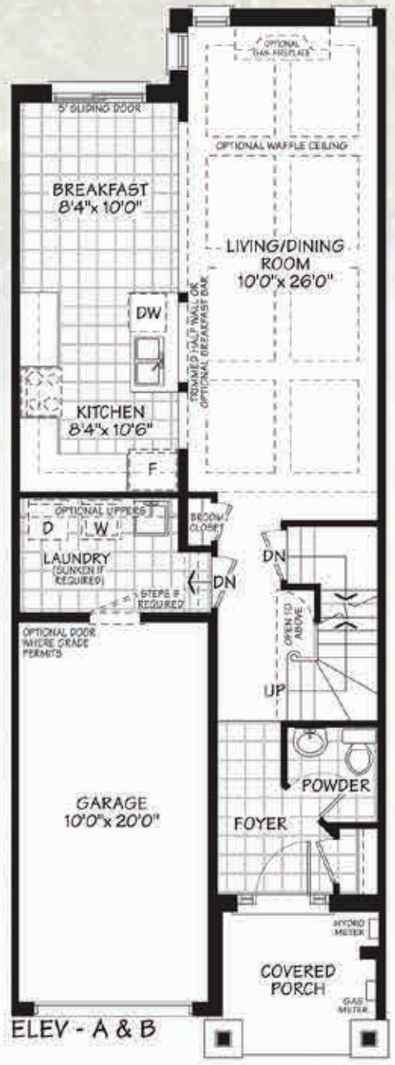
CEDAR Ridge IN SUTTON

Town

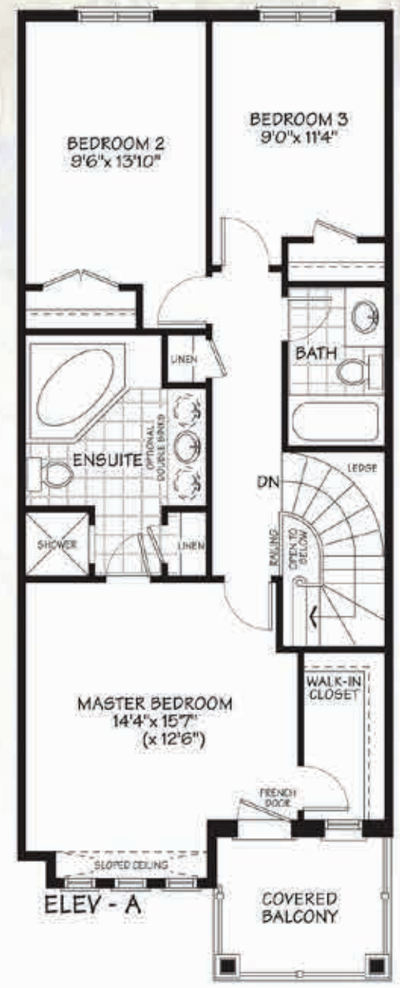
The Woodbine-3

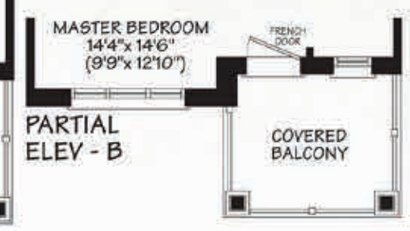
Elev.- A
1625 sq.ft.

Elev.- B
1617 sq.ft.

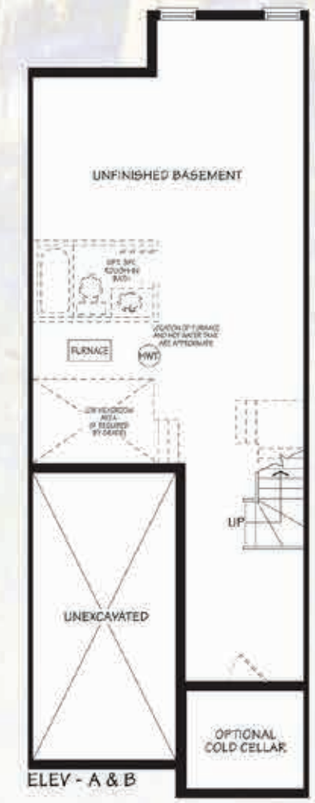


MAIN FLOOR





SECOND FLOOR



BASEMENT

DELPARK HOMES

All plans, dimensions and specifications are approximate and subject to change without notice. Actual usable floorspace may vary from the stated floor area. Artist concept: T, 6C11.

CEDAR Ridge IN SUTTON

Town

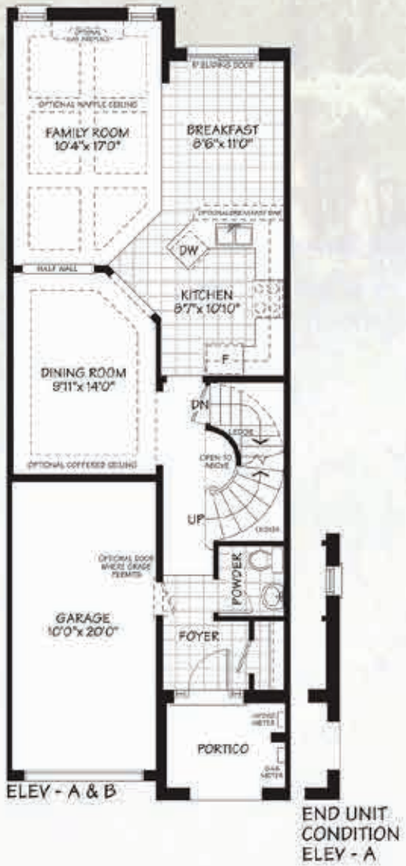
The Woodbine-4

Elev.- A
1768 sq.ft.

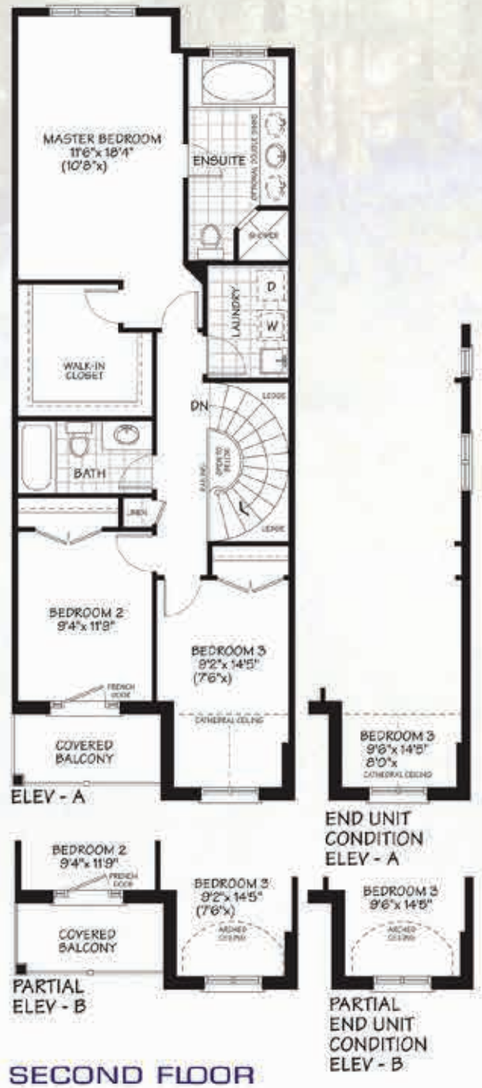
Elev.- B
1768 sq.ft.

Elev.- A-End
1817 sq.ft.

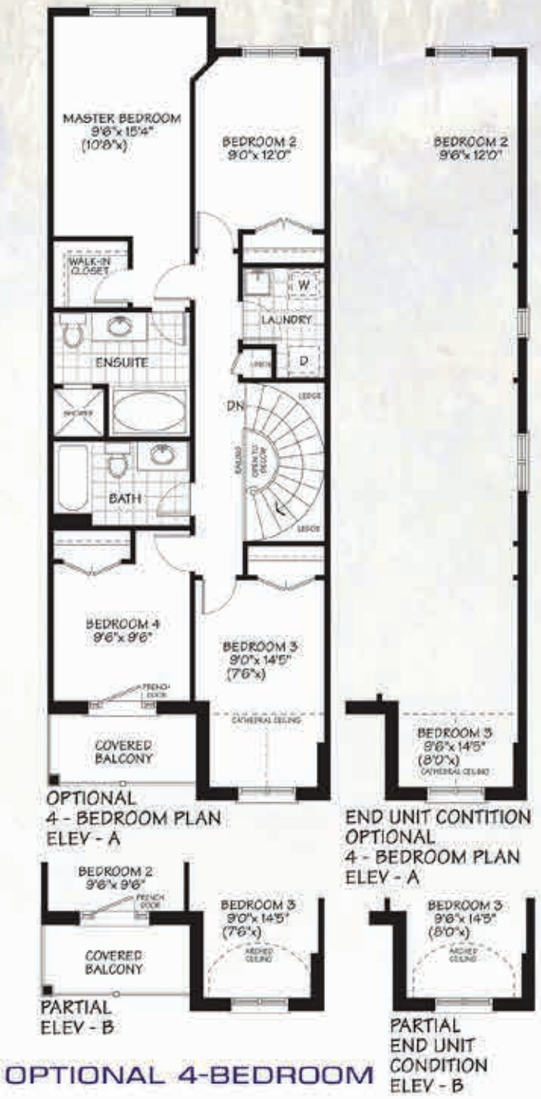
Elev.- B-End
1817 sq.ft.



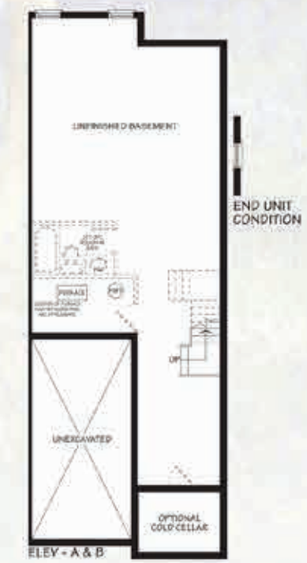
MAIN FLOOR



SECOND FLOOR



OPTIONAL 4-BEDROOM



BASEMENT

CEDAR Ridge IN SUTTON

DELPARK HOMES

All plans, dimensions and specifications are approximate and subject to change without notice. Actual usable floorspace may vary from the stated floor area. Artist concept. E.&O.E.

Town

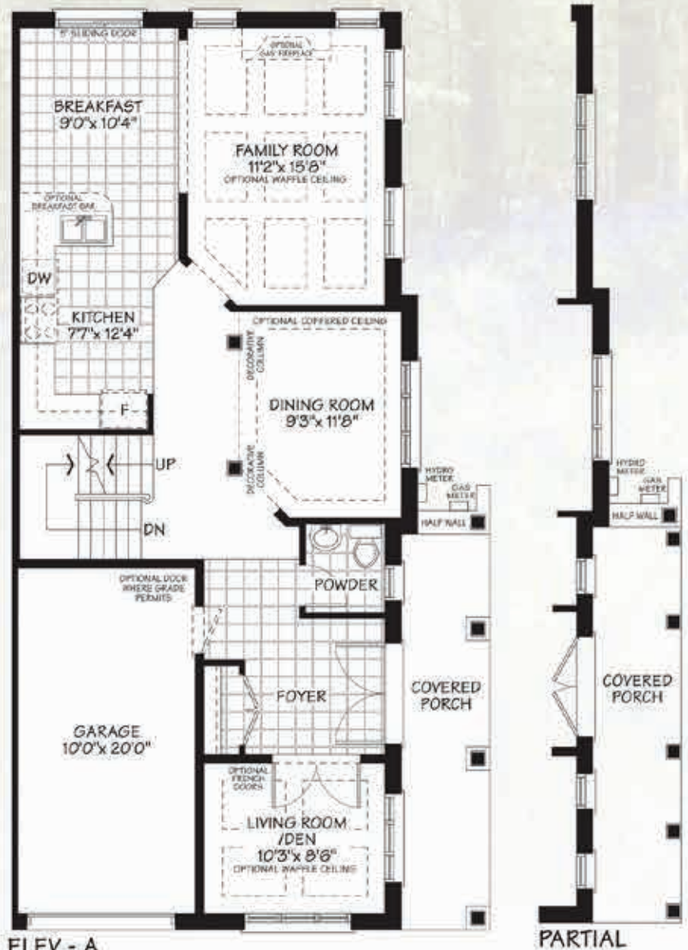
The Woodbine-5

Elev.- A 2067 sq.ft.

Elev.- B 2071 sq.ft.

Elev.- A- CORNER

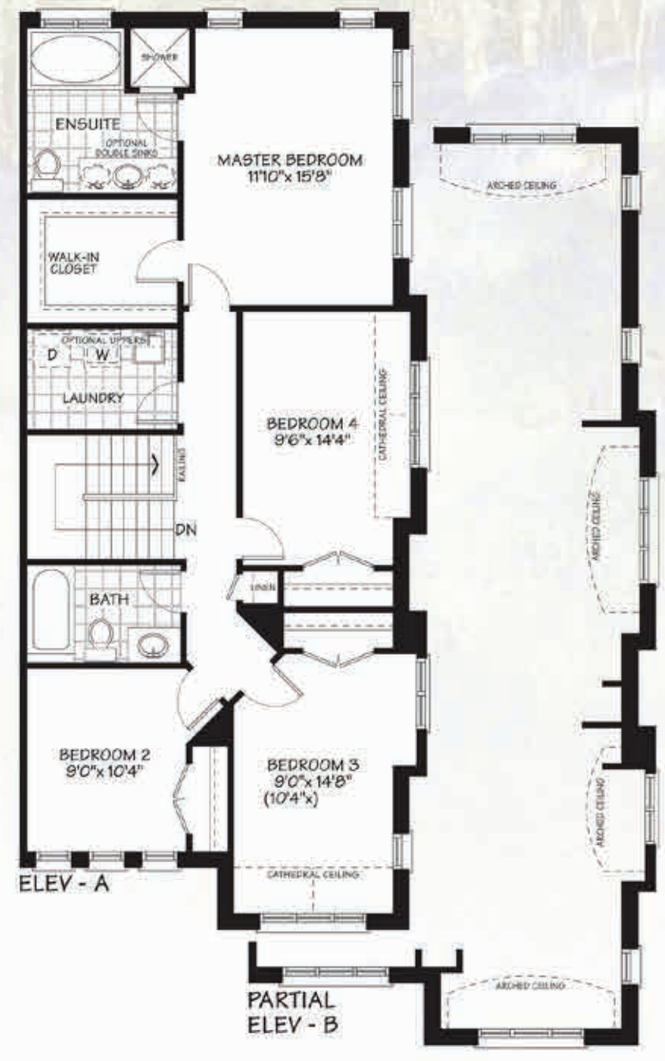
Elev.- B- CORNER



ELEV - A

PARTIAL ELEV - B

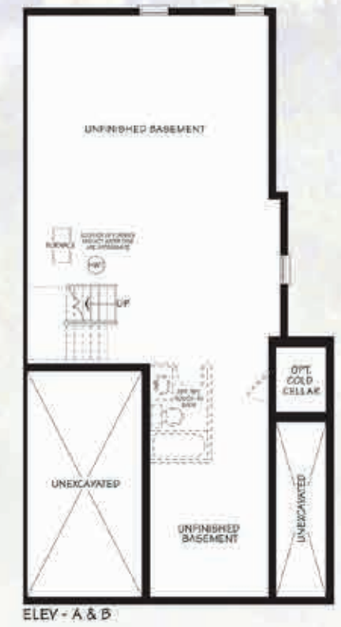
MAIN FLOOR



ELEV - A

PARTIAL ELEV - B

SECOND FLOOR



ELEV - A & B

BASEMENT

CEDAR Ridge IN SUTTON

DELPARK HOMES

All plans, dimensions and specifications are approximate and subject to change without notice. Actual usable floorspace may vary from the stated floor area. Artist concept. E.&O.E.

30ft.

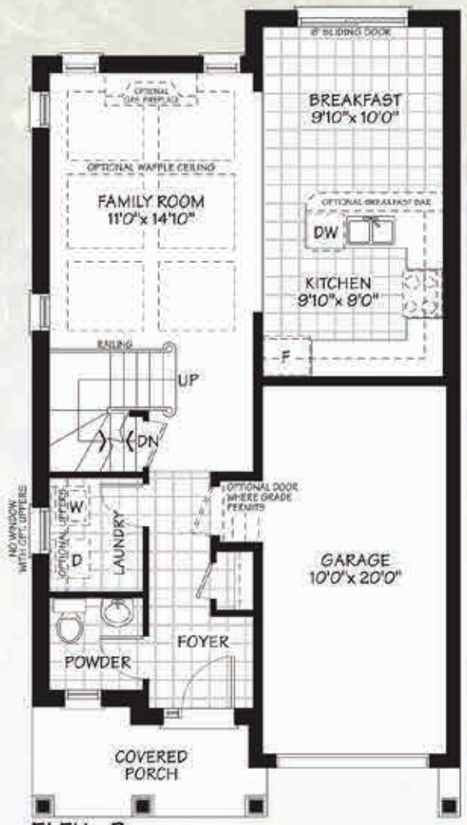
The Simcoe- 1

Elev.- B - 1549 sq.ft.

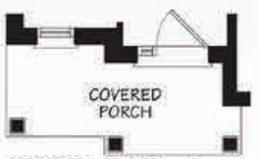
Elev.- A - 1543 sq.ft.

DELPARK HOMES

All plans, dimensions and specifications are approximate and subject to change without notice. Actual usable floorspace may vary from the stated floor area. Artist concept. E.&O.E.

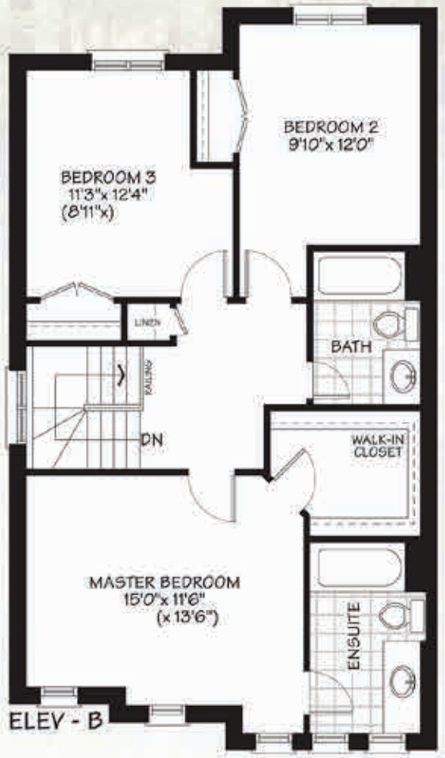


ELEV - B



PARTIAL ELEV - A

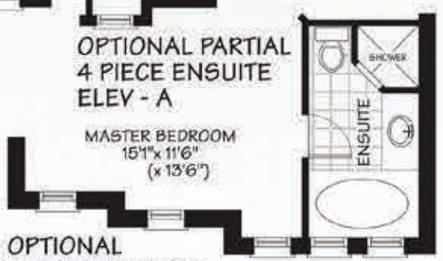
MAIN FLOOR



ELEV - B

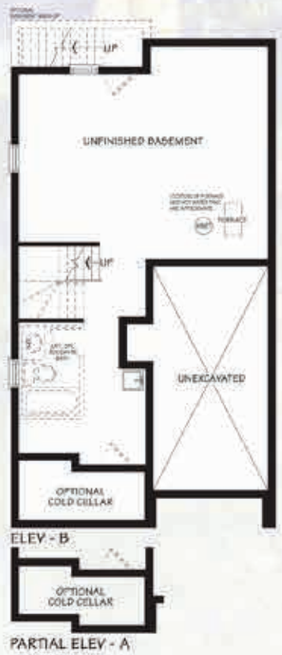
PARTIAL ELEV - A

OPTIONAL PARTIAL 4 PIECE ENSUITE ELEV - A



OPTIONAL 4 PIECE ENSUITE ELEV - B

SECOND FLOOR



BASEMENT

CEDAR Ridge IN SUTTON

30ft.

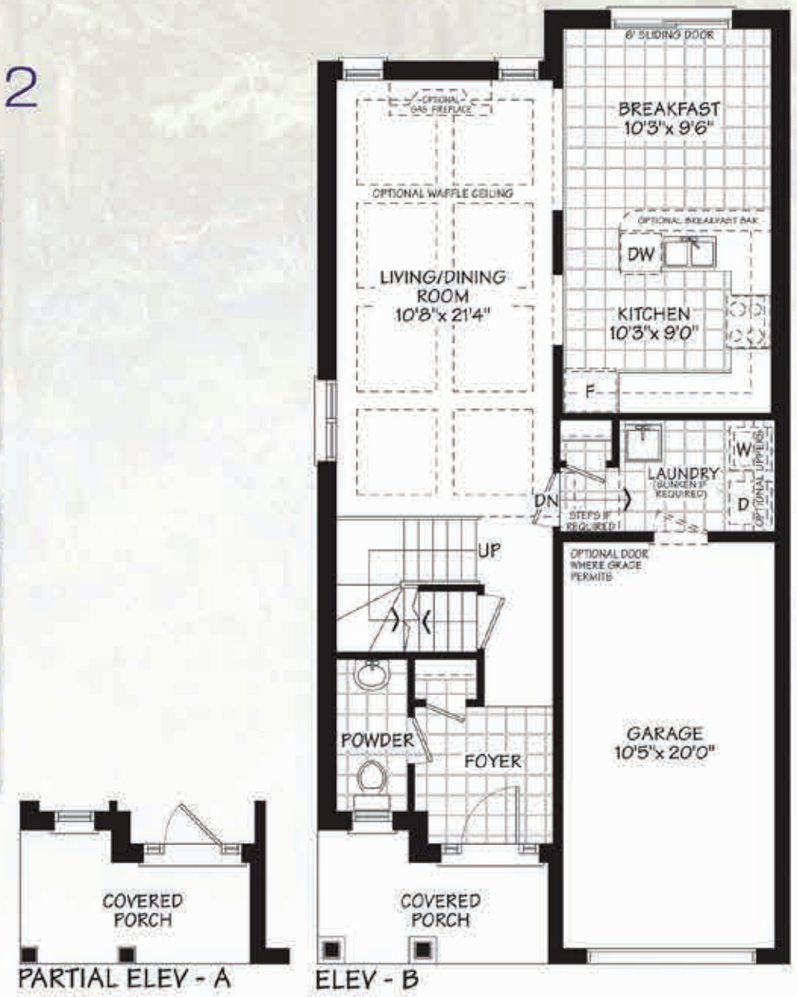
The Simcoe- 2

Elev.- B - 1705 sq.ft.

Elev.- A - 1705 sq.ft.

DELPARK HOMES

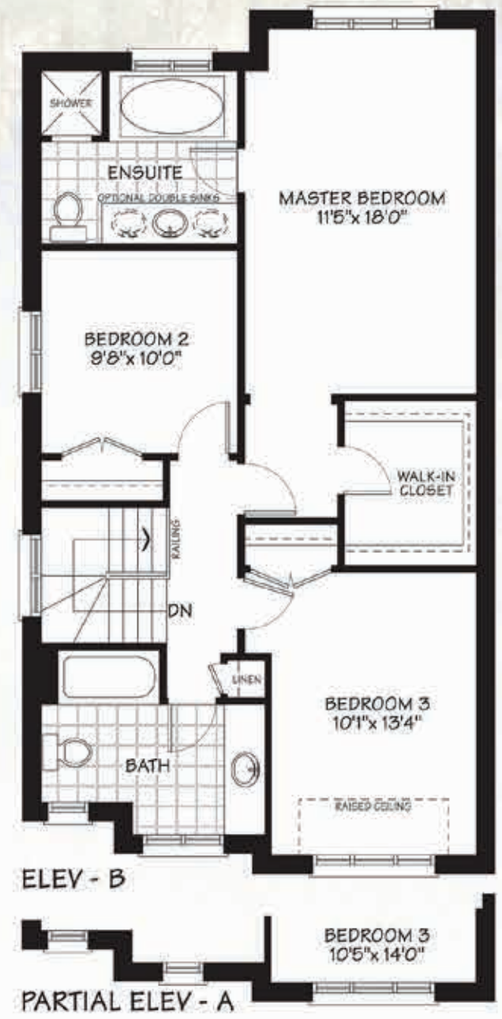
All plans, dimensions and specifications are approximate and subject to change without notice. Actual usable floorspace may vary from the stated floor area. Artist concept E.&O.E.



PARTIAL ELEV - A

ELEV - B

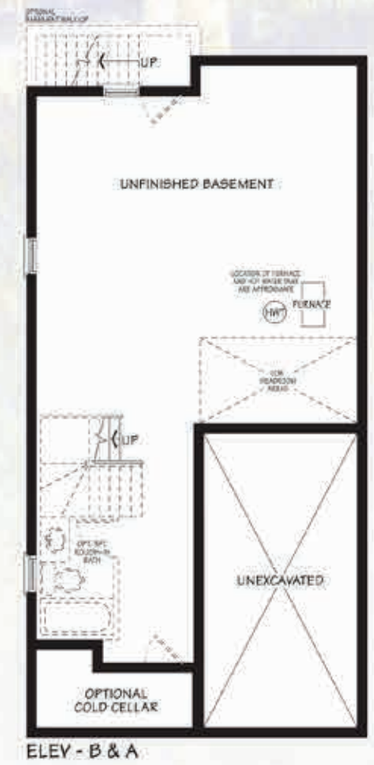
MAIN FLOOR



ELEV - B

PARTIAL ELEV - A

SECOND FLOOR



ELEV - B & A

BASEMENT

CEDAR Ridge IN SUTTON

30ft.

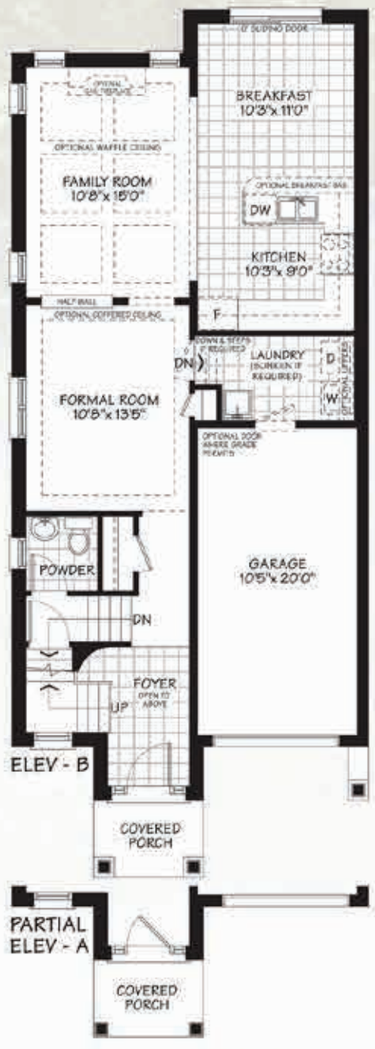
The Simcoe- 3

Elev.- B - 1934 sq.ft.

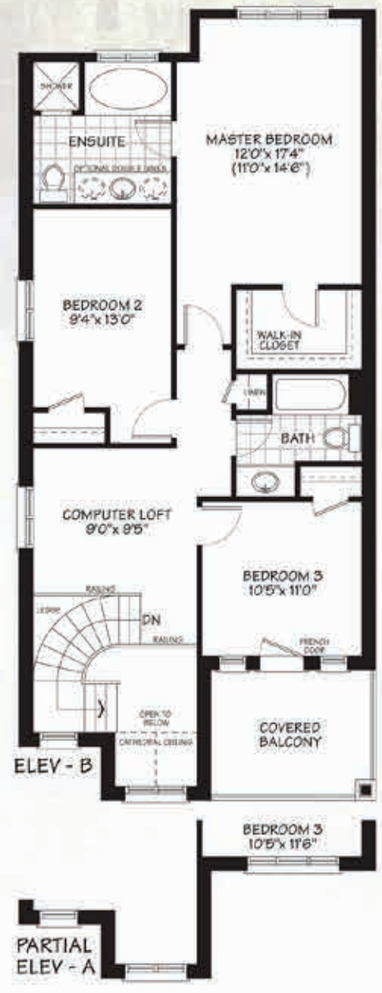
Elev.- A - 1950 sq.ft.

DELPARK HOMES

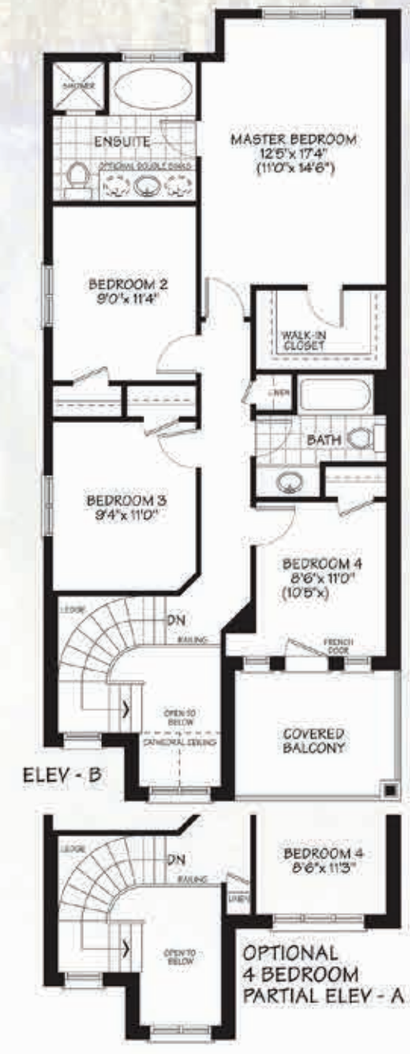
All plans, dimensions and specifications are approximate and subject to change without notice. Actual usable floorspace may vary from the stated floor area. Artist concept 1-8C11



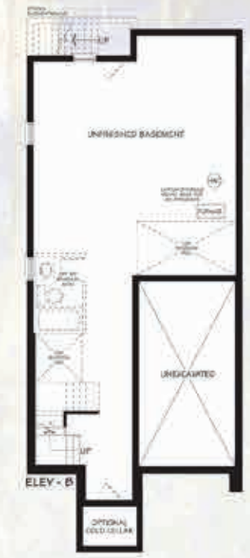
MAIN FLOOR



SECOND FLOOR



OPTIONAL 4-BEDROOM



BASEMENT

CEDAR Ridge IN SUTTON

30ft.

The Simcoe- 4

Elev.- B - 2040 sq.ft.

Elev.- A - 2050 sq.ft.

DELPARK HOMES

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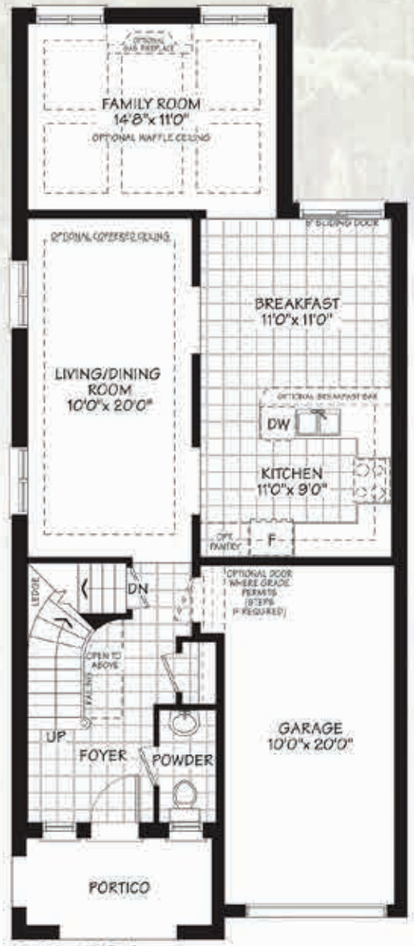
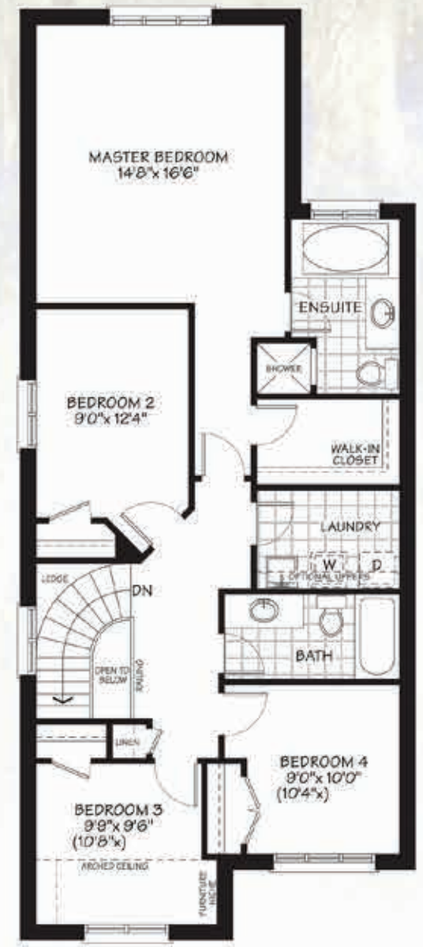


ELEV - B & A

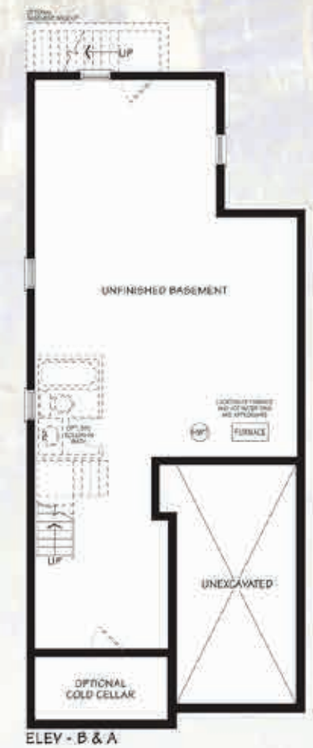
MAIN FLOOR



ELEV - B

PARTIAL ELEV - A

SECOND FLOOR



ELEV - B & A

BASEMENT

CEDAR Ridge IN SUTTON

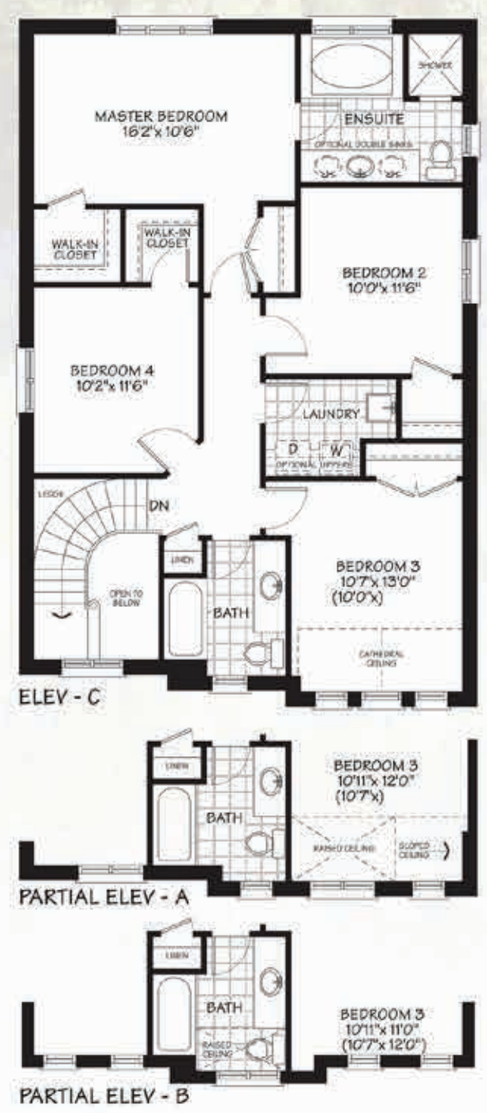
40ft. The Cedar Ridge-1

Elev.- C - 2100 sq.ft.

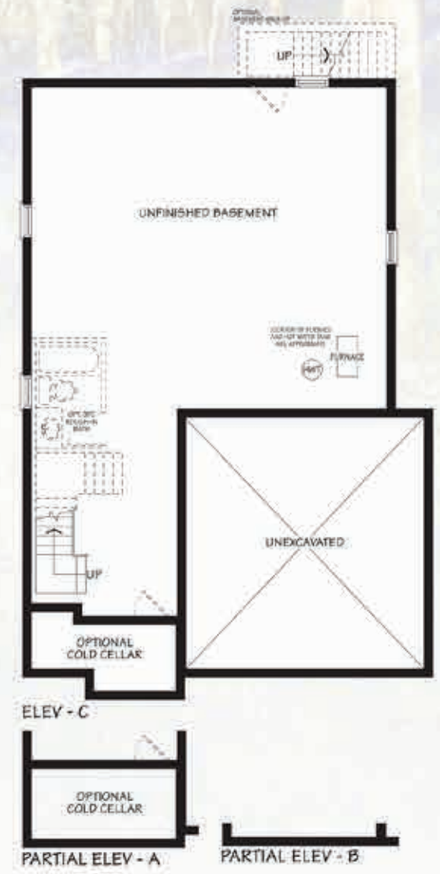
Elev.- A - 2077 sq.ft.

Elev.- B - 2064 sq.ft.

MAIN FLOOR



SECOND FLOOR



BASEMENT

CEDAR Ridge IN SUTTON

DELPARK HOMES

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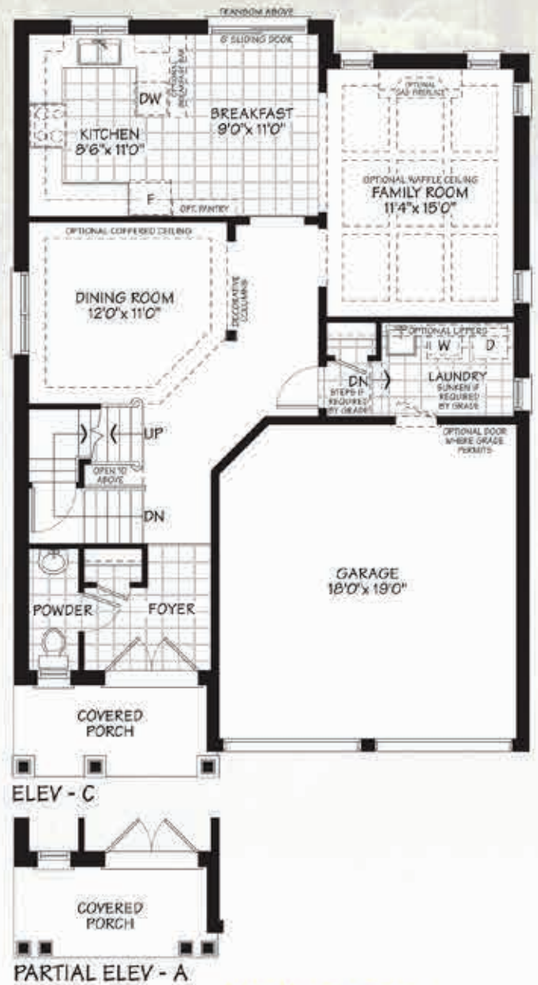
Artist concept: E.&O.E.

40ft. The Cedar Ridge-2

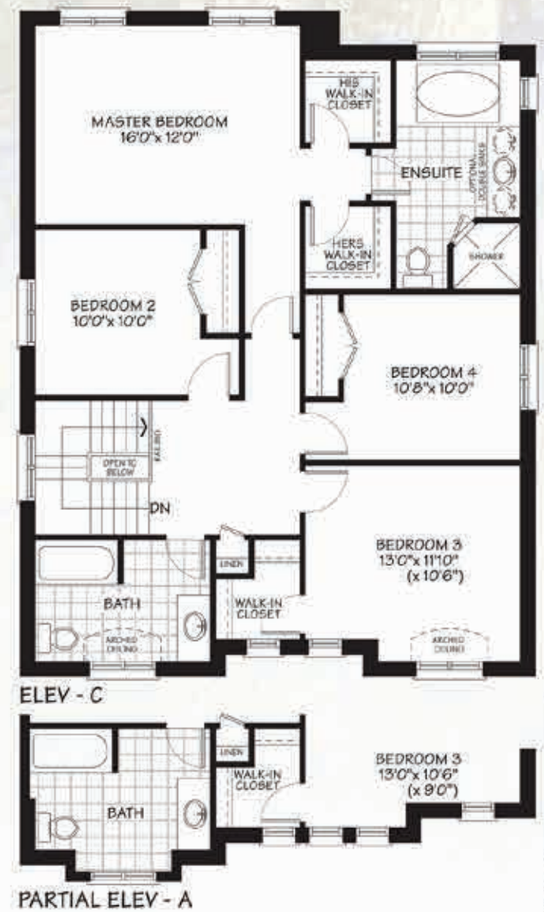
Elev.- C - 2158 sq.ft.

Elev.- A - 2140 sq.ft.

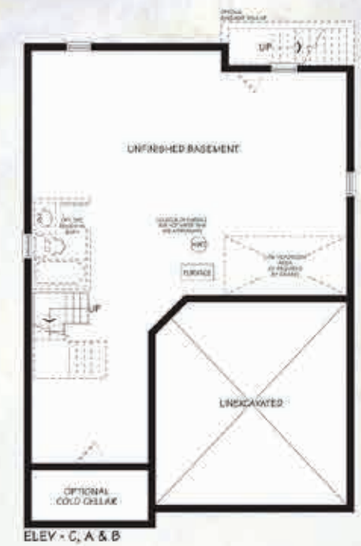
Elev.- B - 2130 sq.ft.



MAIN FLOOR



SECOND FLOOR



BASEMENT

CEDAR Ridge IN SUTTON

DELPARK HOMES

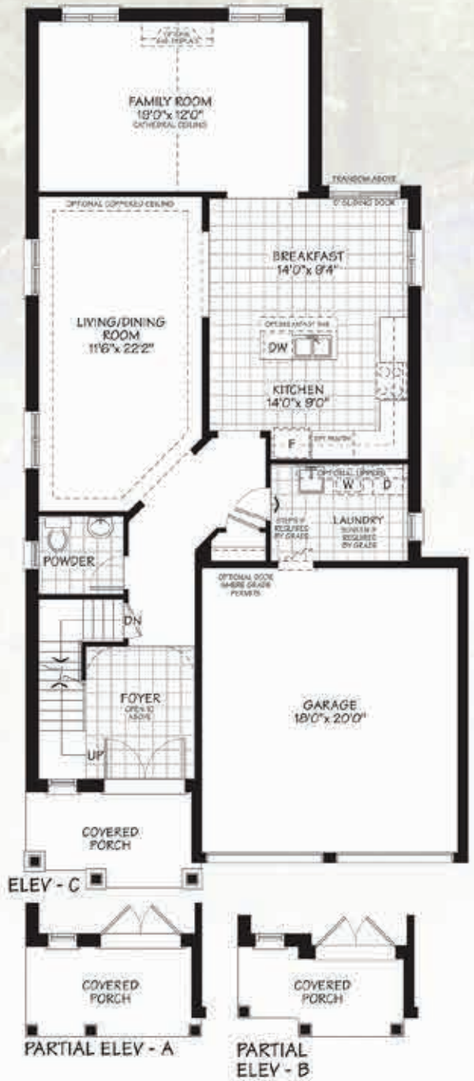
All plans, dimensions and specifications are approximate and subject to change without notice. Actual usable floorspace may vary from the stated floor area.
Artist concept E.&O.E.

40ft. The Cedar Ridge-3

Elev.- C - 2446 sq.ft.

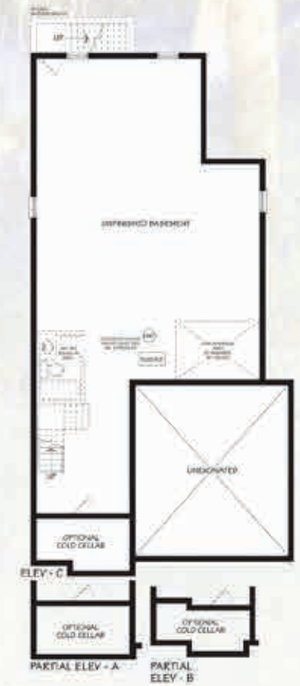
Elev.- A - 2454 sq.ft.

Elev.- B - 2462 sq.ft.



MAIN FLOOR

SECOND FLOOR



BASEMENT

CEDAR Ridge IN SUTTON

DELPARK HOMES

All plans, dimensions and specifications are approximate and subject to change without notice. Actual usable floorspace may vary from the stated floor area.
Artist concept E.&O.E.

40ft. The Cedar Ridge-4

Elev.- C - 2586 sq.ft.

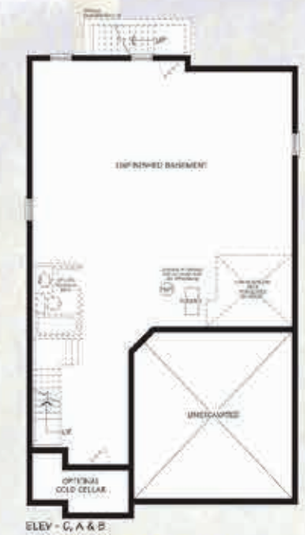
Elev.- A - 2574 sq.ft.

Elev.- B - 2572 sq.ft.

MAIN FLOOR

SECOND FLOOR

OPT. SECOND FLOOR



BASEMENT

CEDAR Ridge IN SUTTON

DELPARK HOMES

All plans, dimensions and specifications are approximate and subject to change without notice. Actual usable floorspace may vary from the stated floor area.
Artist concept E.&O.E.

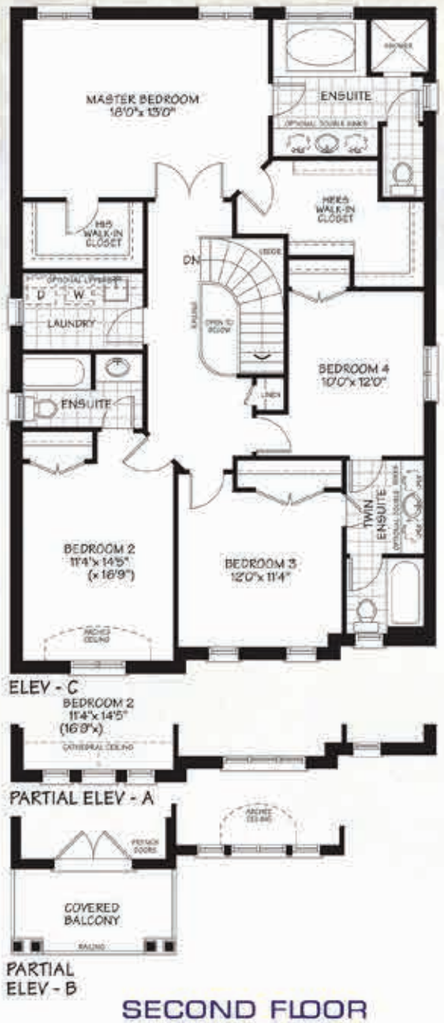
40ft. The Cedar Ridge-5

Elev.- C - 2742 sq.ft.

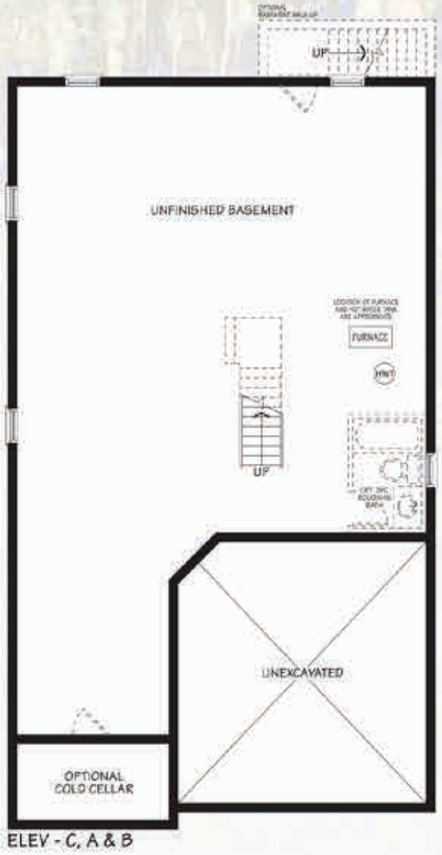
Elev.- A - 2742 sq.ft.

Elev.- B - 2735 sq.ft.

MAIN FLOOR



SECOND FLOOR



BASEMENT

CEDAR Ridge IN SUTTON

DELPARK HOMES

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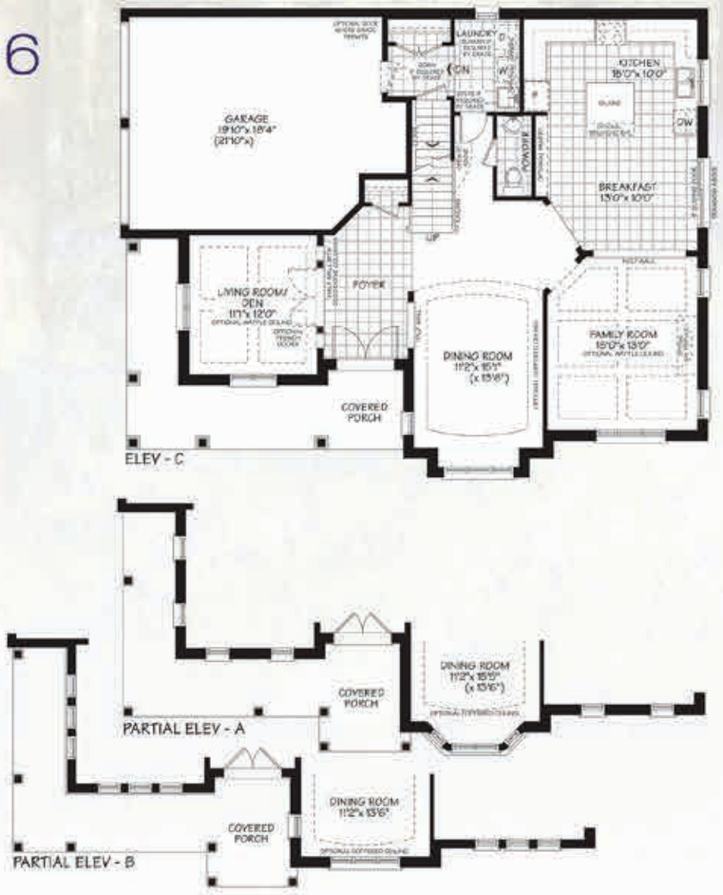
Artist rendering E.&O.E.

40ft. The Cedar Ridge-6

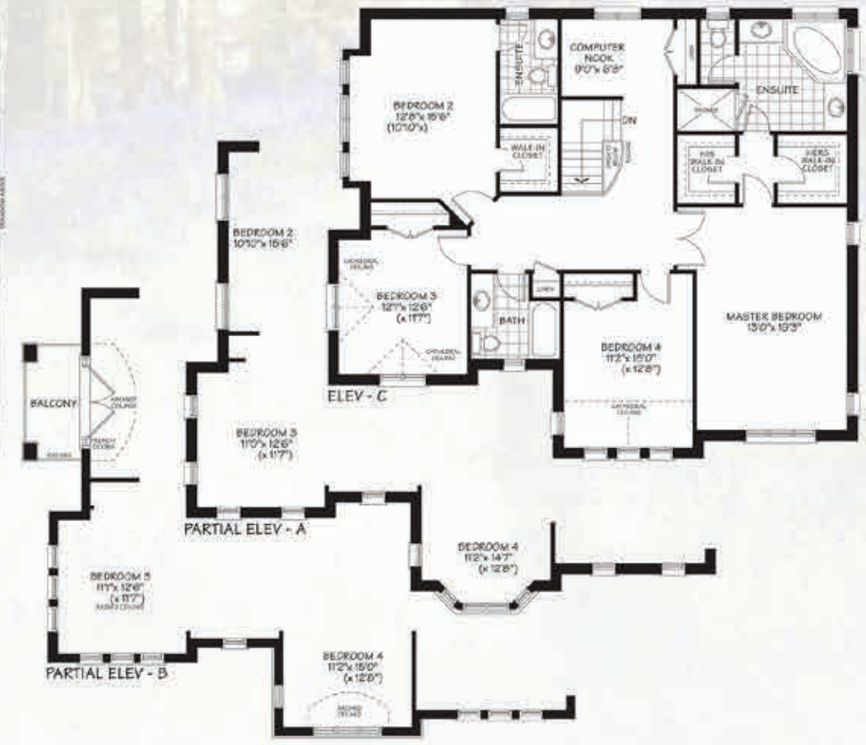
Elev.- C - 2895 sq.ft.

Elev.- A - 2891 sq.ft.

Elev.- B - 2842 sq.ft.



MAIN FLOOR



SECOND FLOOR

BASEMENT

CEDAR Ridge IN SUTTON

DELPARK HOMES

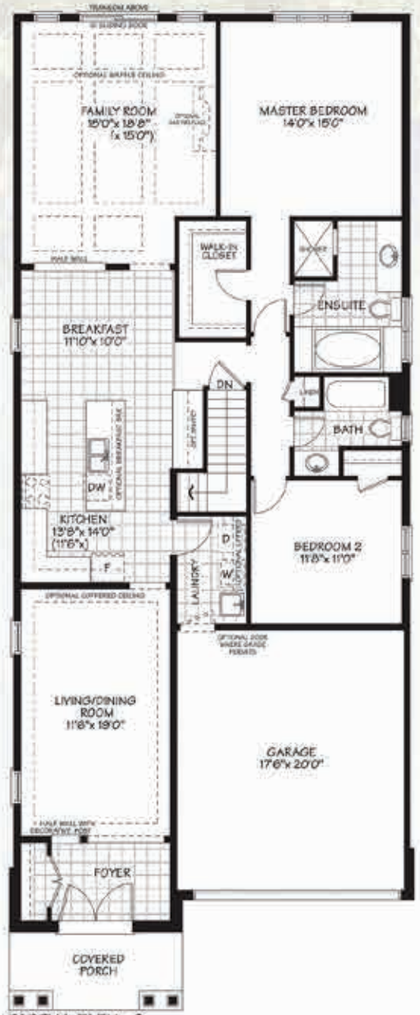
All plans, dimensions and specifications are approximate and subject to change without notice. Actual usable floorspace may vary from the stated floor area.
Artist concept E.&O.E.

40ft. The Cedar Ridge-7

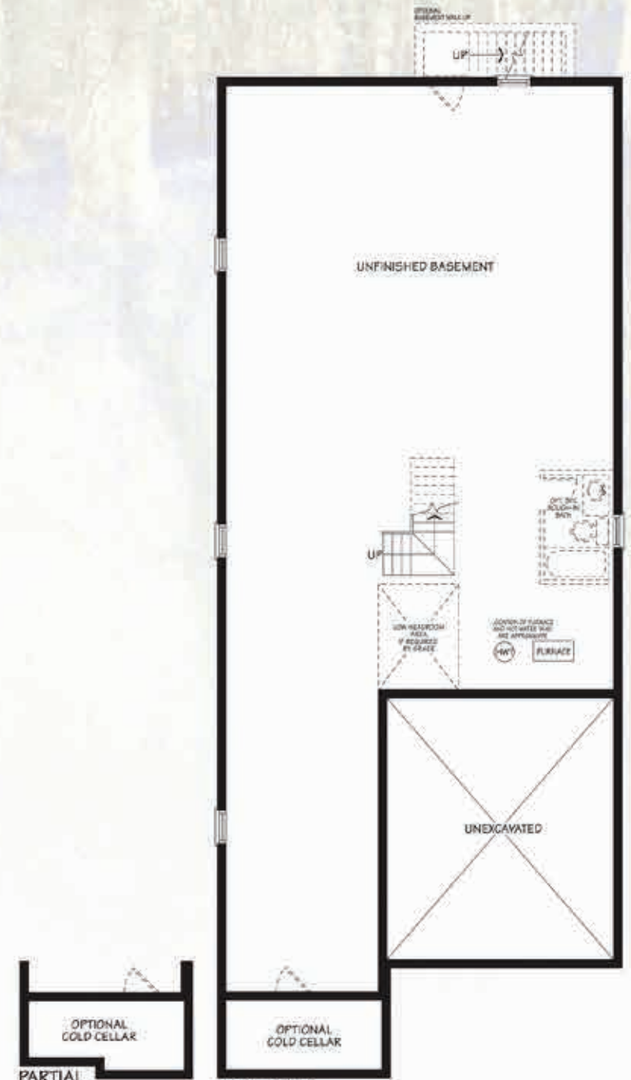
Elev.- C - 1777 sq.ft.

Elev.- A - 1790 sq.ft.

Elev.- B - 1774 sq.ft.



MAIN FLOOR



BASEMENT

CEDAR Ridge IN SUTTON

DELPARK HOMES

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Artist concept E.&O.E.

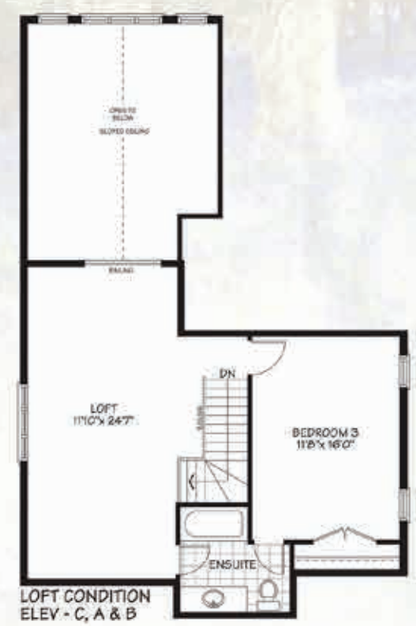
40ft. The Cedar Ridge-7 LOFT

Elev.- C - 2460 sq.ft.

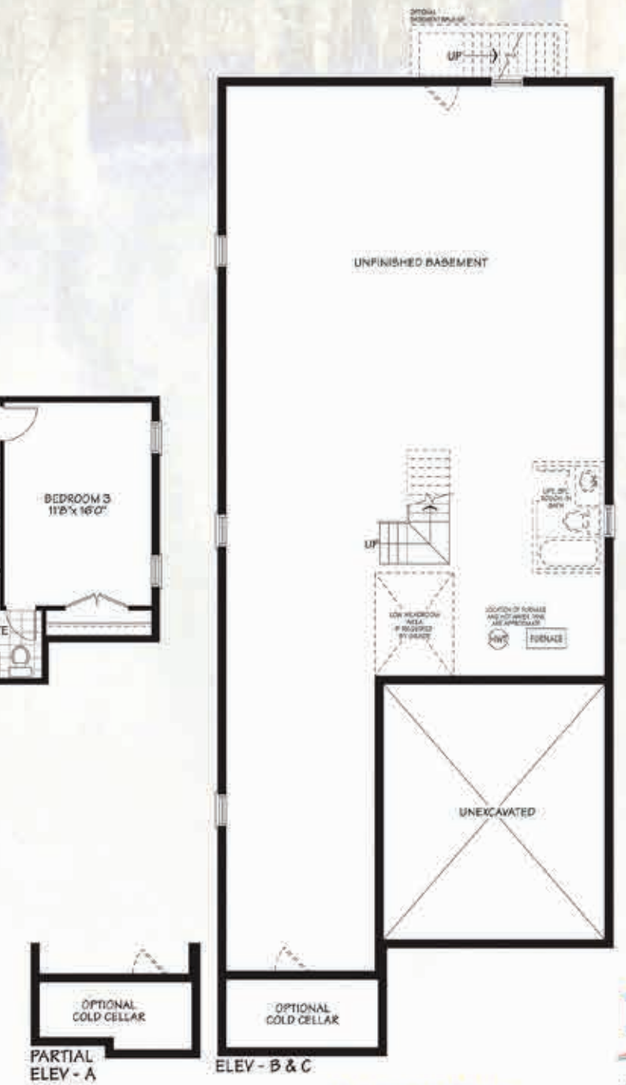
Elev.- A - 2473 sq.ft.

Elev.- B - 2457 sq.ft.

MAIN FLOOR



LOFT



BASEMENT

CEDAR Ridge IN SUTTON

DELPARK HOMES

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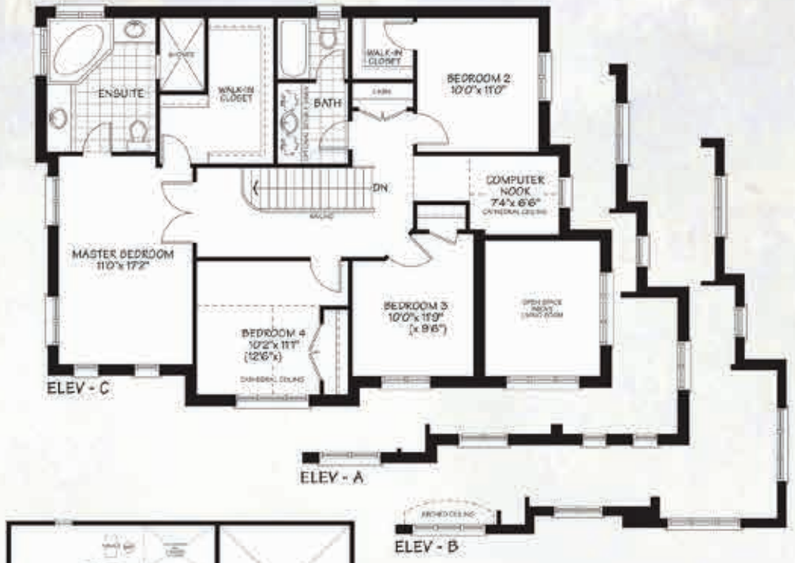
40ft. The Cedar Ridge-8

Elev.- C - 2561 sq.ft.

Elev.- A - 2561 sq.ft.

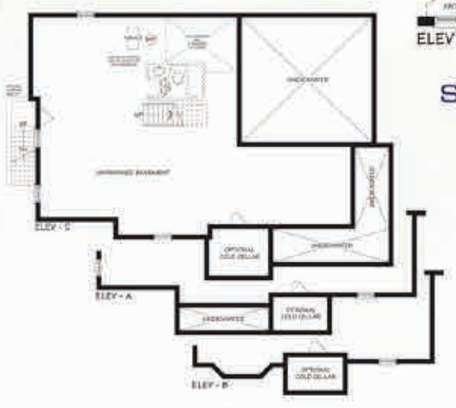
Elev.- B - 2577 sq.ft.

MAIN FLOOR



SECOND FLOOR

OPTIONAL SECOND FLOOR



BASEMENT

CEDAR Ridge IN SUTTON

DELPARK HOMES

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Artist concept E.&O.E.

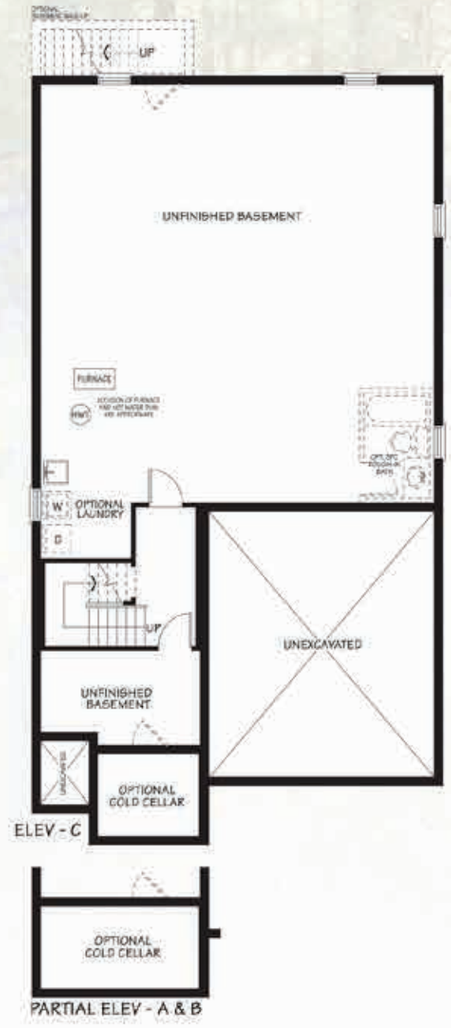
40ft. The Cedar Ridge-9

Elev.- C - 1327 sq.ft.

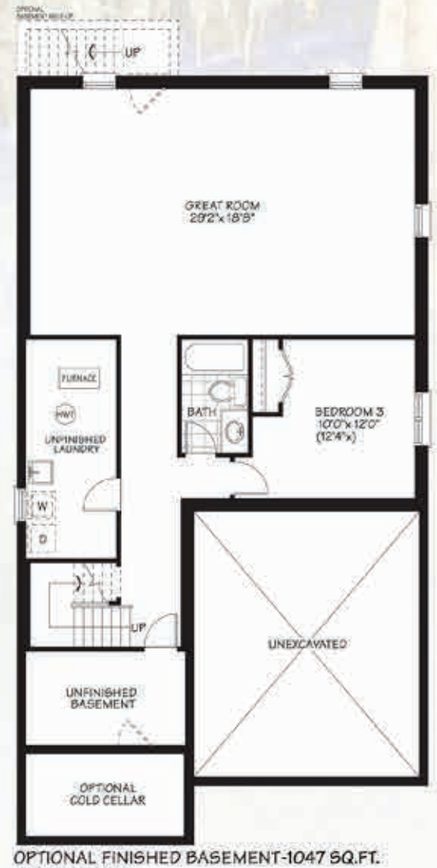
Elev.- A - 1332 sq.ft.

Elev.- B - 1332 sq.ft.

MAIN FLOOR



BASEMENT



OPTIONAL FINISHED BASEMENT-1047 SQ.FT.
ELEV - C, A & B

With Finished Basement
Elev.- C - 2374 sq.ft.
Elev.- A&B - 2379 sq.ft.

OPTIONAL BASEMENT

CEDAR Ridge IN SUTTON

DELPARK HOMES

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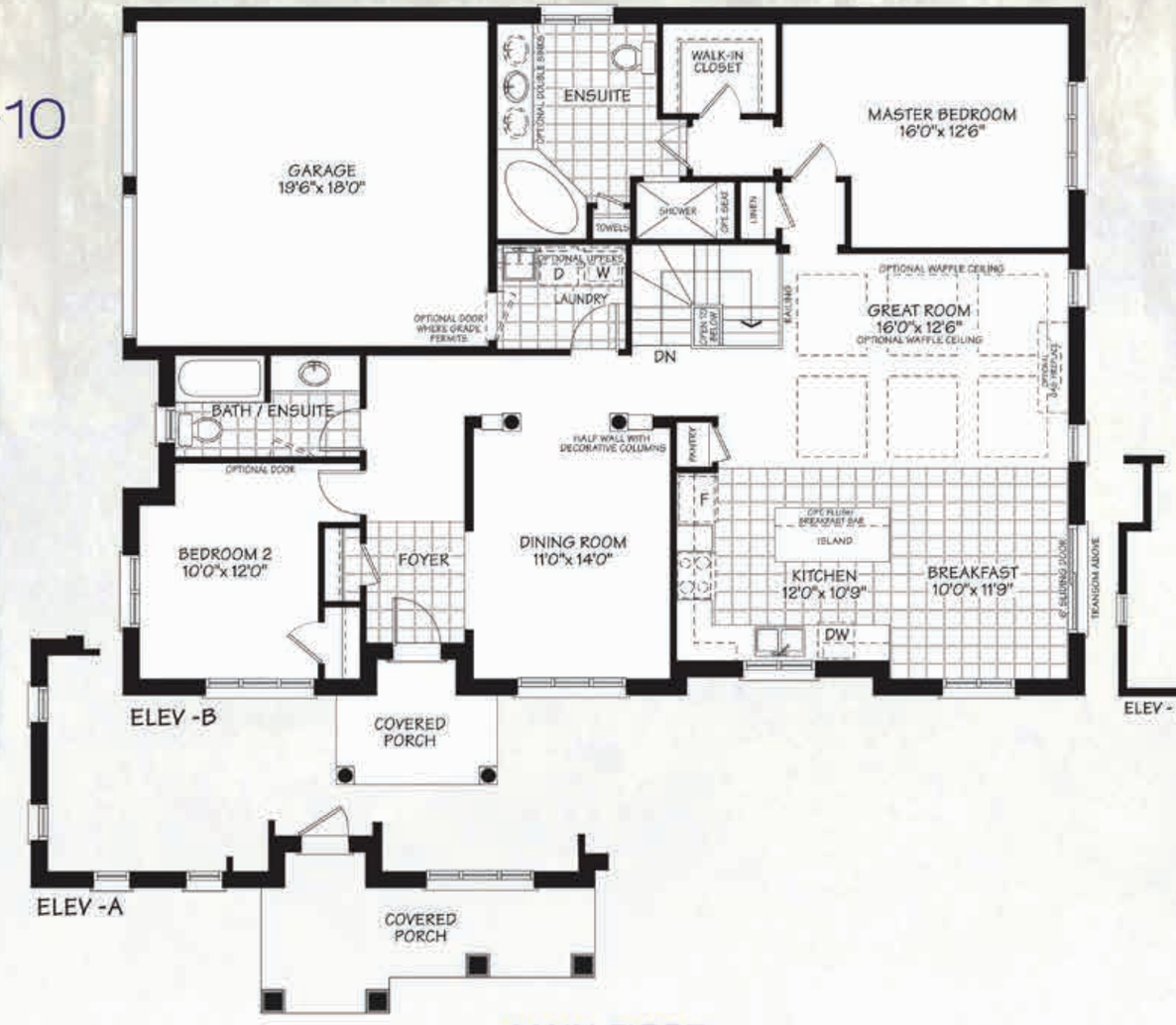
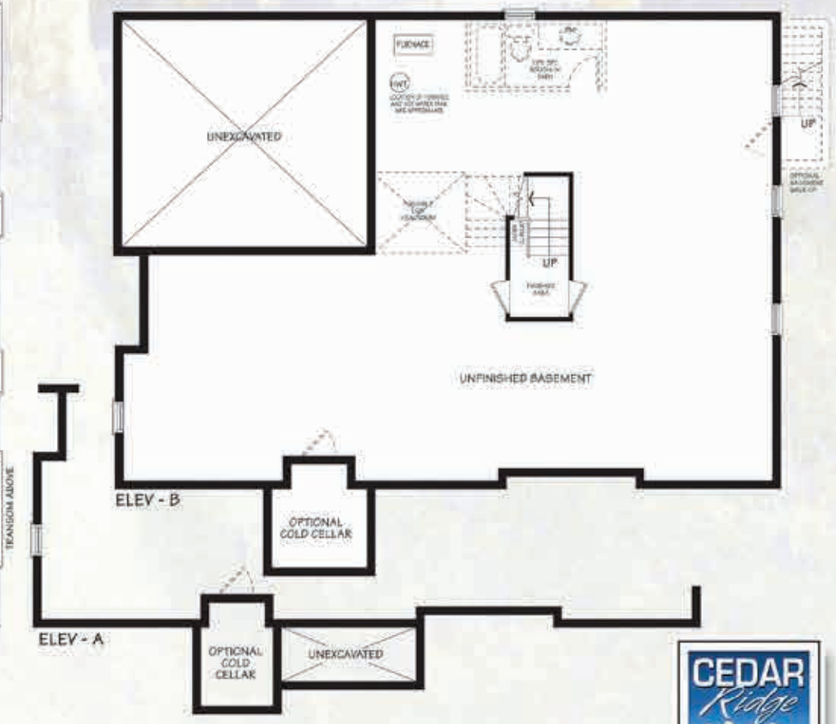
Artist concept E.&O.E.

40ft. The Cedar Ridge-10

Elev.- B - 1707 sq.ft.

Elev.- A - 1707 sq.ft.





CEDAR Ridge IN SUTTON

DELPARK HOMES

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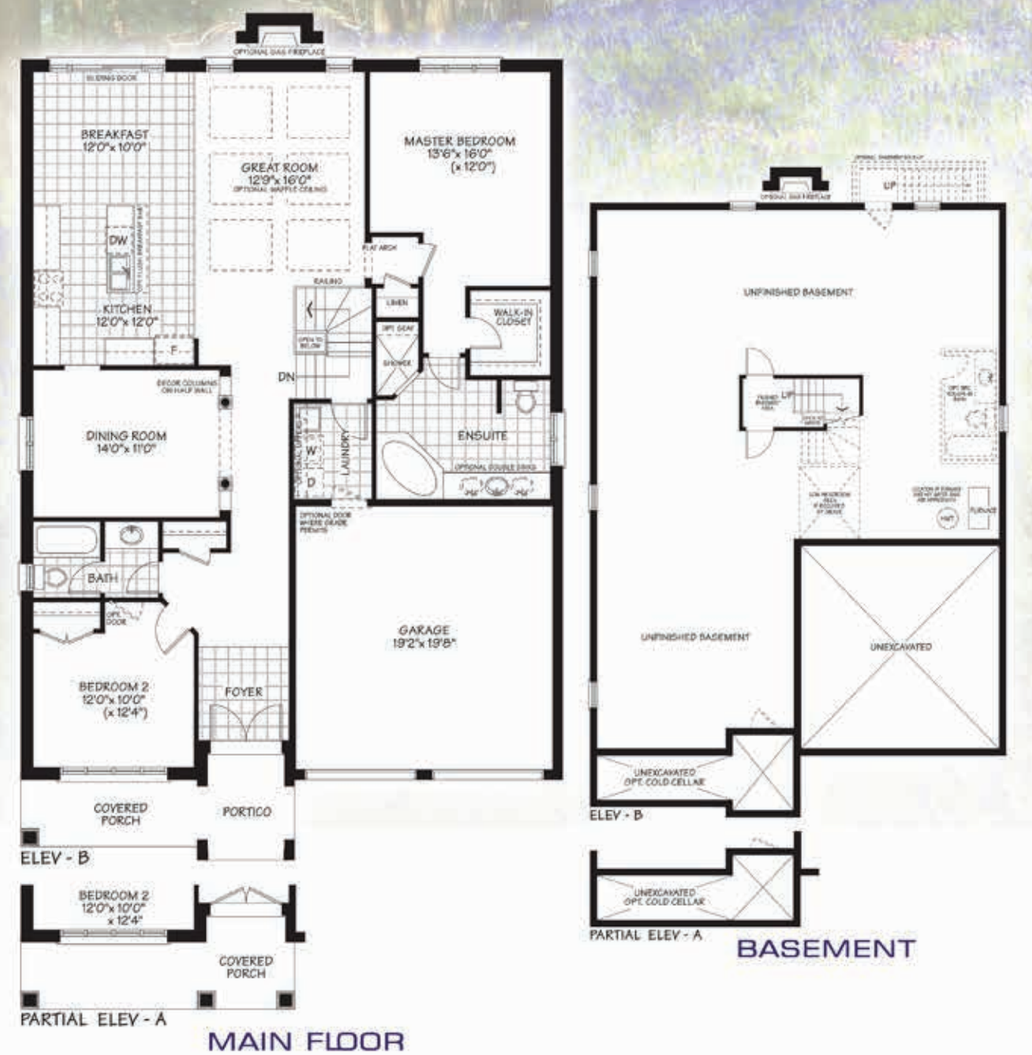
The Georgian-11- 1814 SQ.FT.

50ft.



Elev.- B - 1814 sq.ft.

Elev.- A - 1814 sq.ft.

All plans, dimensions and specifications are approximate and subject to change without notice. Actual usable floorspace may vary from the stated floor area. Artist concept. E.&O.E.

DELPARK HOMES
Your Future ™
CEDAR Ridge
IN SUTTON
40ft. Lots
30ft. Lots
Freehold Towns
Sold
WOODED CONSERVATION AREA
STORM WATER MANAGEMENT POND
PROPOSED ELEMENTARY PUBLIC SCHOOL
CONSERVATION GREENSPACE
WOODED CONSERVATION AREA
CONSERVATION GREENSPACE
HIGHWAY 48
N

Lake Simcoe
Snake Island
Earlbourne Golf Club
Brighton Beach
Crescent Beach
Paradise Beach
Willow Beach Conservation Area
Rocks Point
ROCHES POINT
Balfour Beach
Cooks Bay
Orchard Beach
Orchard Beach Golf & Country Club
METRO RD.
Morrington Point
WILLOW BEACH
Franklin Beach Conservation Area
DeLaSalle Beach
Jackson's Point Wharf
Bonnie Boats Ltd.
JACKSON'S POINT
Willow Greens Golf Course
York Region Forest
Lakeview House Golf Course
BASELINE RD.
CIVIC CENTRE RD.
WOODBINE AVE.
WARDEN AVE.
KENNEDY RD.
McCOWN RD.
DALTON RD.
Briars Golf & Country Club
Crates Marina
Sibbald Point
Sibbald Point Provincial Park
Keswick Beach
Craigmawr Beach
Indianola Beach
Claredon Beach
Wynhurst Beach
Elmhurst Beach
KESWICK
SUTTON
BLACK RIVER RD.
Sutton Fairgrounds
LCBO
SITE
Go-Kart Track
48
CEDAR Ridge IN SUTTON
GLENWOODS
RAVENSHOE DR.
LESLIE ST.
FUTURE HWY. 404 EXTENSION 2013
404
Food Basics
country style
SWISS CHALET
HARVEY'S
SHOPPERS
Rexall
Tim Hortons
MR. SUB
Zehrs
Walmart
STAPLES
Canada Trust
RBC Royal Bank
Mack
Tim Hortons
Sobeys
SHOPPERS
GIANT TIGER

CEDAR Ridge IN SUTTON

DELPARK HOMES

Your Future ™

FEATURES & FINISHES

QUALITY EXTERIOR & INTERIOR GENERAL CONSTRUCTION

1. Elevations feature clay brick and stucco exteriors, accent cladding and decorative stone (as per elevation).
2. Purchasers to choose from builder's architecturally controlled pre-selected exterior colour packages. Builder will attempt to accommodate purchaser's selection while following the requirements of the architectural control guidelines.
3. POURED CONCRETE PORCHES.
4. Fiberglass roof shingles.
5. MAINTENANCE-FREE aluminum soffit, fascia, eaves trough and downspouts.
6. Basement walls are poured concrete with heavy-duty damp proofing system. EXTERIOR DRAINAGE MEMBRANE provided at basement area and weeping tile for additional protection against basement leaks.
7. Two exterior water taps; one at rear yard and one in garage with interior shut-off valves.
8. Lot to be fully sodded.
9. PAVED DRIVEWAY.
10. Services included: paved roads, curbs, sidewalks, sanitary, storm sewers, individual water connection, natural gas, telephone, electrical and cable connections.
11. RAISED PANEL CARRIAGE-STYLE SECTIONAL GARAGE DOORS with window inserts. (as per applicable plan)
12. Towns and 30ft. Singles: ceiling height to be approximately 8'6" on main floor and 8'0" second floor. 40ft. Singles: ceiling height to be approximately 9'0" on main floor and 8'0" on second floor.
13. Steel beam construction in basement.
14. Professionally engineered roof trusses (as per applicable plan).
15. TONGUE AND GROOVE SUBFLOOR SHEATHING, SANDED AT JOINTS AND SCREWED DOWN AND GLUED.
16. Garage floors to be STEEL-REINFORCED poured concrete.
17. Basement floor to be poured concrete with drain.
18. Precast concrete slab walkway from driveway to main entrance door and at rear patio door (as per plan).
19. Where a lookout deck condition occurs, the following features are included in the premium: additional brick, framing and insulation as required, a wood deck off the sliding door in the breakfast area (as per applicable plan), approximately 5'x7' with stairs to rear lot grade.
20. Where a walkout basement condition occurs, the following features are included in the premium: additional brick, framing, insulation, and concrete as required, BASEMENT SLIDING DOOR AND WINDOW(S) WITH ELECTRICAL OUTLET AND ADDITIONAL LIGHT. A wood deck approximately 5'x7', no stairs to grade off the sliding door in breakfast area (as per applicable plan).
21. HOUSE NUMBERS INCLUDED.

ENERGY EFFICIENT FEATURES

1. 2"x6" exterior framing with R22 insulation in all exterior walls and R60 in ceiling of all inhabitable areas.
2. All framing in accordance with Ontario Building Code and local municipal requirements. Construction of homes inspected at specified stages by municipal officials.
3. Basement walls insulated with blanket insulation (as per Ontario Building Code).
4. HIGH EFFICIENCY gas-fired forced-air furnace with electronic ignition. (Location subject to change due to mechanical requirements.)
5. Rental power-vented gas-fired hot water tank.
6. MAINTENANCE-FREE VINYL CASEMENT WINDOWS THROUGHOUT (excluding basement windows) (as per plan) with sealed thermo-pane LOW-E ARGON glass panels for maximum energy efficiency. All operable windows will have screens.
7. Thermostat located on main level.
8. Sliding thermo-pane MAINTENANCE-FREE VINYL PATIO DOOR WITH LOW-E ARGON GLASS and screens (as per applicable plan) 40ft. lots with Transom.
9. All exterior windows and doors to be sealed with high-quality caulking.
10. Insulated non-warp metal entry door(s) with glass insert and/or side-lites (on applicable models) with energy-efficient weather stripping and grip set with deadbolt lock.
11. Energy-efficient water saver shower heads and toilet tanks.
12. EXPANSION FOAM INSULATION TO PERIMETER OF EXTERIOR DOORS AND WINDOWS FOR AIR SEALING.
13. SPRAY FOAM INSULATION TO GARAGE CEILINGS AND OVERHANGS BELOW HABITABLE AREAS.
14. HRV (Heat Recovery Ventilation Unit).

LIGHTING & ELECTRICAL

1. 100-amp electrical service with heavy-duty copper wiring and convenient breaker panel.
2. All wiring in accordance with Ontario Building Code standards.
3. Two (2) exterior waterproof electrical outlets with GROUND FAULT INTERRUPTER. One (1) at porch and one (1) at rear of home.
4. Decora light switches and wall outlets throughout.
5. INTERIOR ELECTRICAL LIGHT FIXTURES THROUGHOUT, except the living room, which is equipped with a switched control wall outlet.
6. WATERPROOF LIGHT TO ALL SEPARATE SHOWER STALLS (as per applicable plan).
7. GROUND FAULT INTERRUPTER protection for electrical outlets in all bathrooms and powder rooms.
8. DIRECT WIRED SMOKE DETECTOR ON EVERY FLOOR INCLUDING BASEMENT.
9. Doorbell with chime at front entry.
10. Electrical outlet for future garage door opener.
11. Heavy-duty cable and outlet for stove and dryer
12. Exhaust fans in all bathrooms ducted to exterior.
13. QUALITY BLACK COACH LAMP(S) TO FRONT ENTRY AND GARAGE.
14. Strip lighting centred over vanities in all bathrooms and powder room.
15. Direct wired carbon monoxide detector (as per Ontario Building Code).
16. Split electrical outlets on kitchen counter level for small appliances.

KITCHEN, BATHROOM & LAUNDRY

1. Choice of QUALITY DESIGNED CUSTOM KITCHEN CABINETS AND BATHROOM VANITIES with laminate countertops from a wide choice of builder's standard samples.
2. Dishwasher opening provided as standard.
3. DOUBLE COMPARTMENT STAINLESS STEEL SINK with single lever faucet.
4. Exhaust kitchen fan over stove area ducted to exterior (white).
5. Chrome-finished SINGLE LEVER FAUCETS on all sinks, bathtubs and shower controls, except soaker tubs and laundry room.
6. Standard white fixtures in all bathrooms and powder room.
7. Ceramic bathroom accessories to include towel bar, toilet tissue dispenser. Soap dish installed in shower or tub areas.
8. SEPARATE SHOWER STALL WITH MARBLE SURROUND and curtain rod (as per applicable plan).
9. WATER TEMPERATURE BALANCING VALVES to all separate bathtubs and shower stalls.
10. WATER-RESISTANT BOARD and denshield up to 36" high on tub and shower enclosure walls.
11. Privacy locks on all bathroom doors.
12. Laundry to include washing machine outlet, taps and drain, single fibreglass laundry tub and rough-in exhaust vent for dryer.
13. Separate shower stalls (as per plan) to include 6"x 8" ceramic wall tile including ceiling. 2"x2" mosaic floor tile with marble jamb surround to opening.
14. Mirrors in all bathrooms and powder room.
15. Pedestal sink in powder room.
16. Pex water pipes and ABS drains.
17. Master Ensuite to receive oval tub (as per applicable plan) with two (2) rows of tile above tub and ceramic tile at tub deck.
18. 6"x 8" ceramic wall tile installed in tub enclosures excluding tile to ceiling.

FLOOR & INTERIOR FINISHES

1. Choice of HIGH-QUALITY CERAMIC FLOOR TILE (12"x12" / 13"x13") in foyer, powder room, bathrooms, kitchen, breakfast and main or 2nd floor laundry room (as per applicable plan) from builder's standard samples.
2. 40 OZ. CARPET with QUALITY FOAM UNDERPAD in all non-tile areas.
3. OAK RAILING, OAK NOSING TO UPPER HALL, OAK PICKETS AND OAK STRINGERS IN NATURAL FINISH with carpeted treads on main staircase.
4. Choice of one (1) interior paint colour from builder's standard samples.
5. Two (2) coats of paint (including primer) on all walls.
6. INTERIOR WOOD TRIM TO BE PAINTED WHITE.
7. Sprayed texture ceiling throughout with smooth border. Kitchen, laundry and all bathrooms to be smooth ceilings.
8. SMOOTH INTERIOR DOORS WITH COLONIAL STYLE TRIM throughout including archways, 4" baseboards, 2 3/4" casing
9. Quarter-round on all tiled areas.
10. BRUSHED NICKEL-FINISH INTERIOR HARDWARE.

ROUGH-INS

1. Rough-in central vacuum system (cover plates not included with drop located in basement).
2. Rough-in electrical and plumbing for dishwasher hookup.
3. Rough-in outlets for phone in kitchen and master bedroom (Location determined by builder, cover plates not included).
4. Two (2) high-speed cable rough-in outlets, one in master bedroom and one in great room (family room) as per plan. (Location determined by builder, cover plates not included.)

TARION WARRANTY COVERAGE

7 years - Major structural defects

2 years - Plumbing, heating and electrical systems and building envelope

1 year- Warranty on all items supported by the Tarion Warranty Protection program

NOTE:

1. All dimensions and specifications are approximate.
2. Renderings are artist's concept.
3. Number of steps at front and rear of home may vary from that shown according to grading conditions and municipal requirements.
4. Variations in uniformity and colour from vendor's samples may occur in finished materials.
5. Hardwood and laminate flooring may react to normal fluctuating humidity levels producing gapping or cupping. Homeowner responsible to ensure proper humidity levels.
6. Actual square footage may vary slightly depending on elevation selected.
7. Ceilings and walls may be modified to accommodate mechanical systems.
8. Builder retains the right to substitute materials of equal or better value.
9. All colour and finishing selections are to be made at Delpark Homes Design Studio from Builder's standard samples.

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