

FEROX

DESIGN BUILD

MODEL HOME PRICING | 2024

Magnolia Fields



DAGMAR NELSON BROKER

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CENTURY 21
First Canadian Corp.

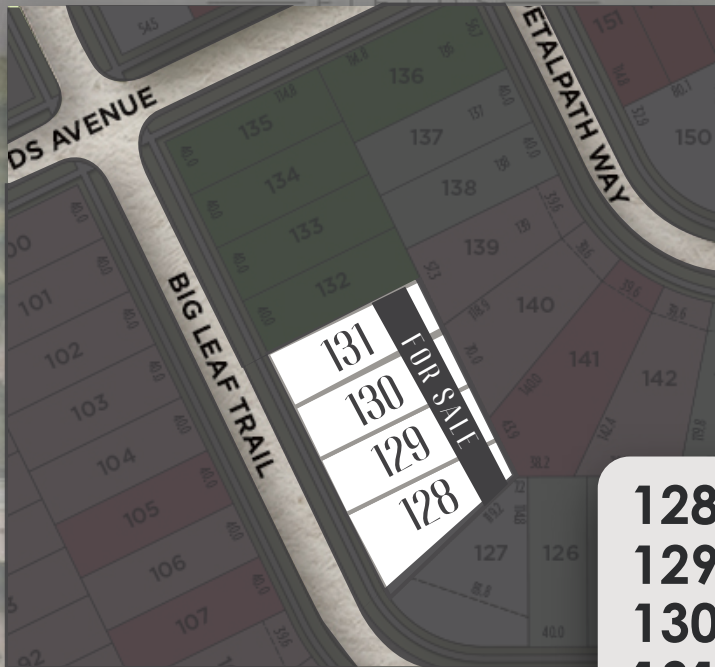


MARK VIEIRA BROKER

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CENTURY 21
First Canadian Corp.

FEROX DESIGN BUILD INC. WILL CUSTOM DESIGN OR CUSTOM PRICE
A NEW HOME EXCLUSIVELY FOR YOU AND YOUR FAMILY.



128	—	50.70 X 114.80
129	—	40.10 X 115.13
130	—	40.10 X 115.13
131	—	40.10 X 115.13

LOT SIZE



THE PLAN & SPECIFICATIONS, THE DISTRIBUTION OF APPOINTMENTS AND SCHEDULE FOR THE CONSTRUCTION OF THE PROJECT ARE SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT LIABILITY TO THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

OPTION 1

1905  3
TOTAL SQUARE FOOT

2020  4
TOTAL SQUARE FOOT

2062  4
TOTAL SQUARE FOOT

PORTO

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OPTION 2

1905  3
TOTAL SQUARE FOOT

2020  4
TOTAL SQUARE FOOT

2062  4
TOTAL SQUARE FOOT

PORTO

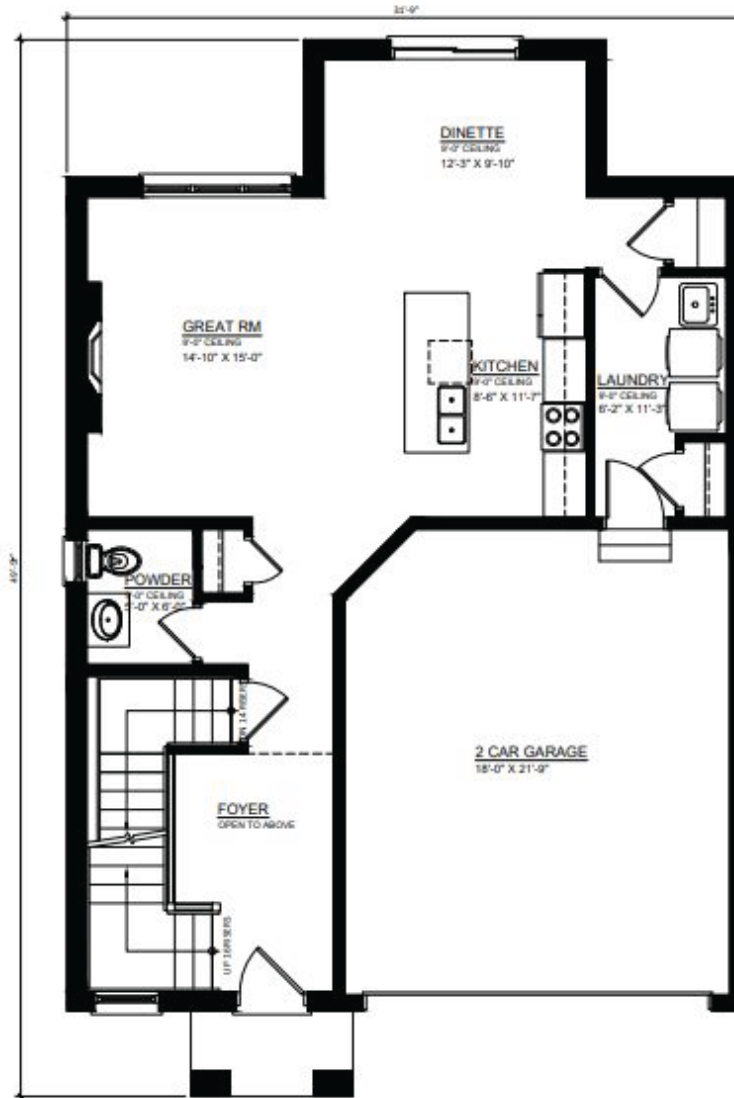
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PORTO

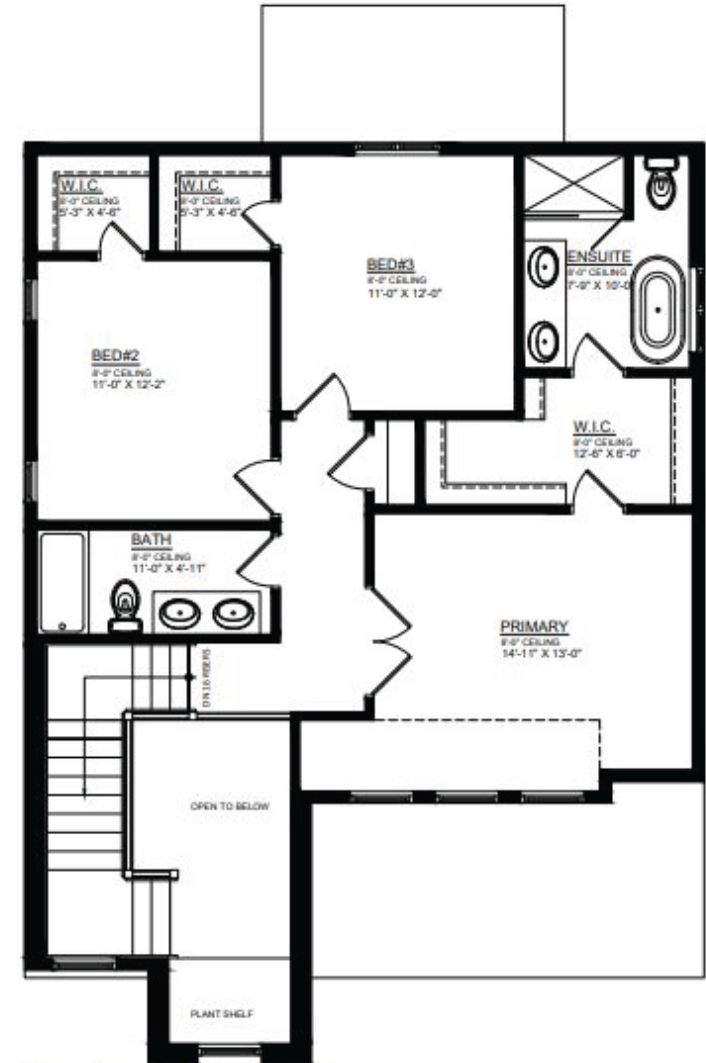
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 3

1905
TOTAL SQUARE FOOT



MAIN FLOOR PLAN
AREA: 912 SQ.FT.



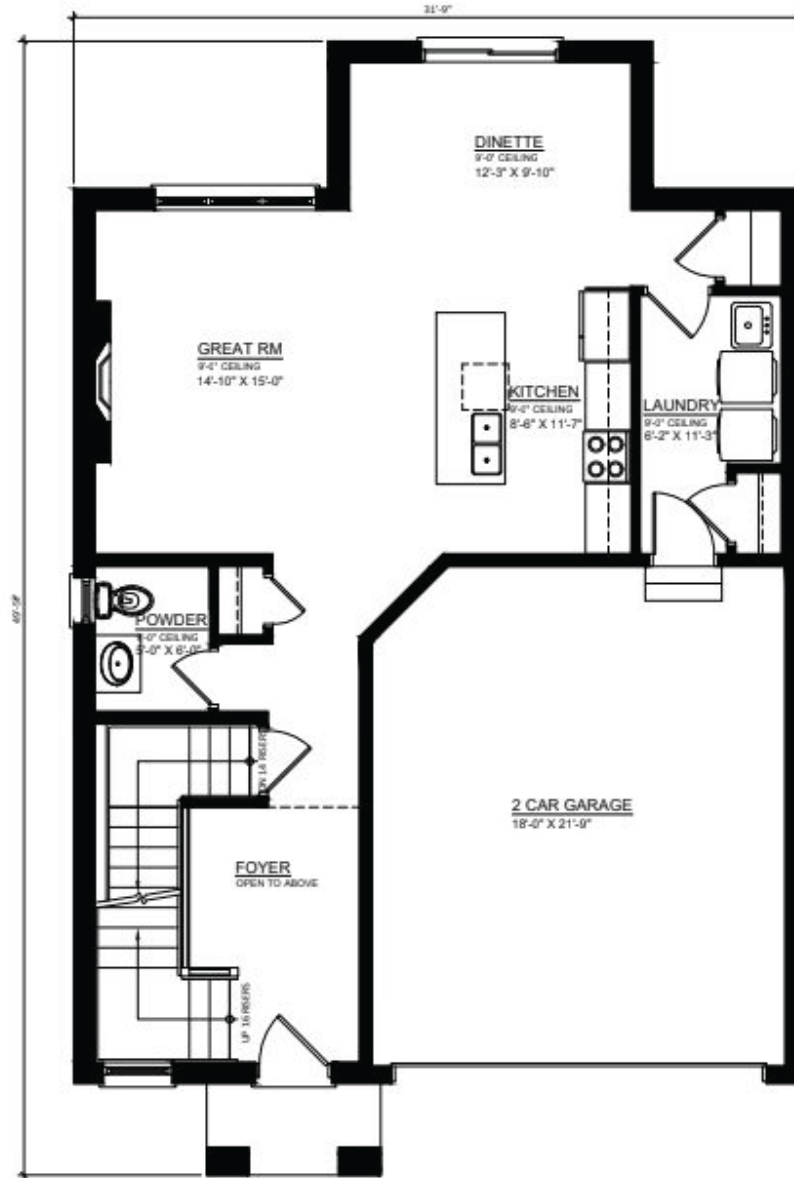
SECOND FLOOR PLAN
AREA: 993 sq.ft. (plus 98 sq.ft. Open Space)

PORTO

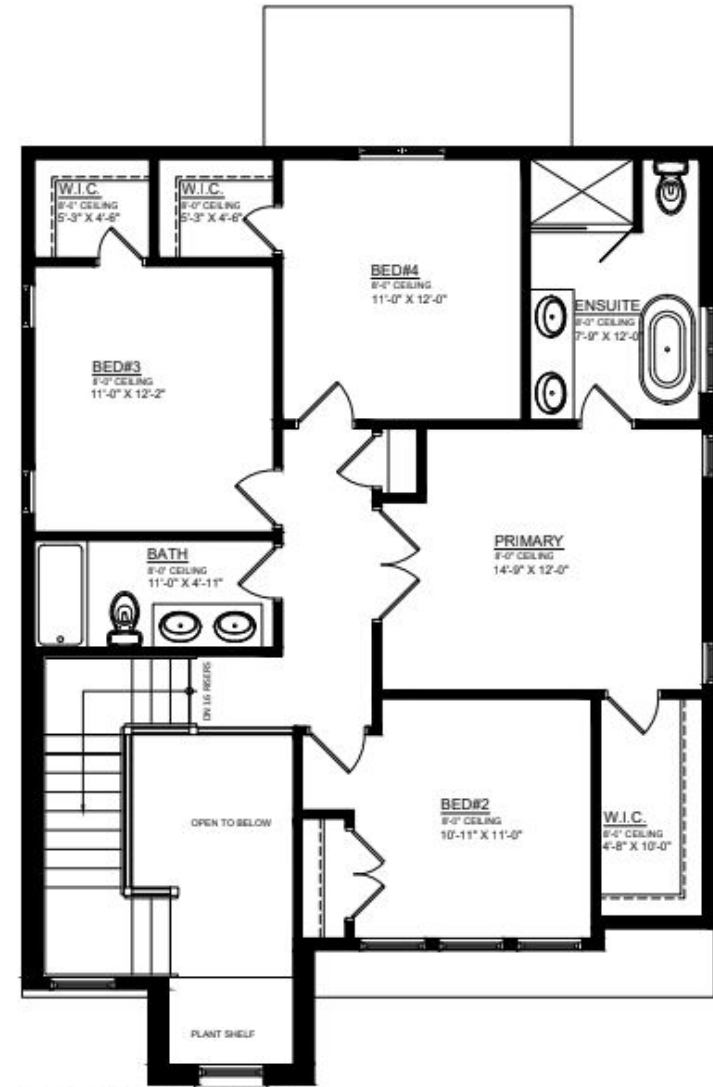
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DESIGN BUILD



2020
TOTAL SQUARE FOOT



MAIN FLOOR PLAN
AREA: 912 SQ.FT.



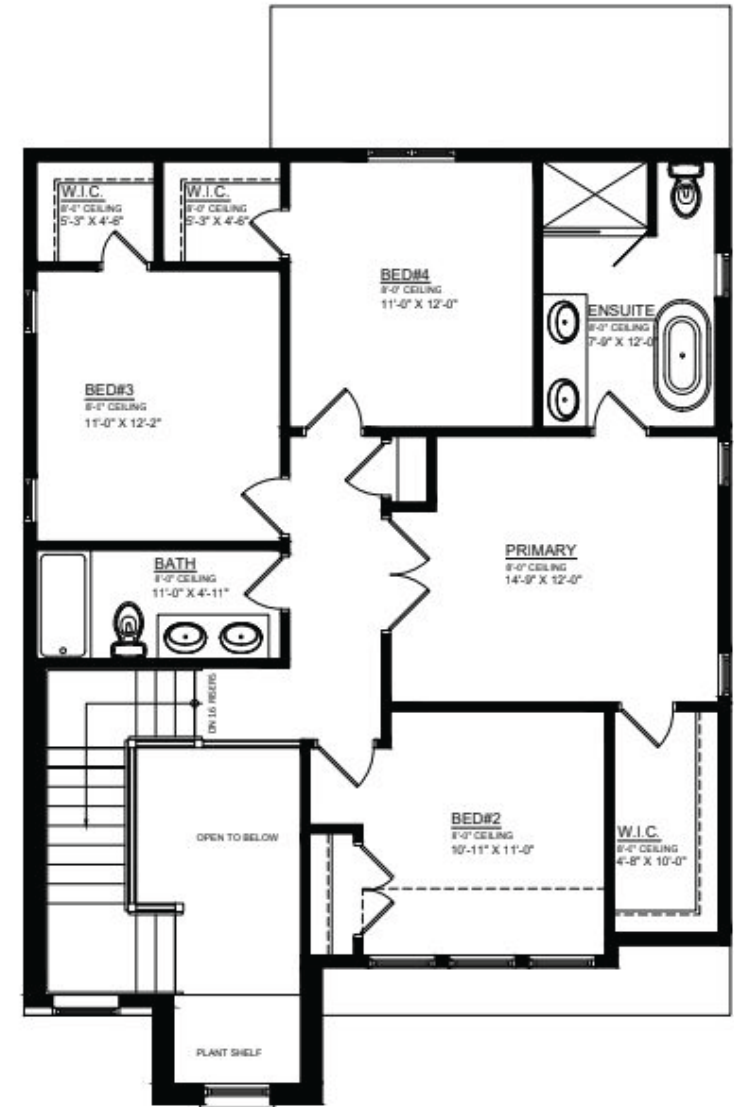
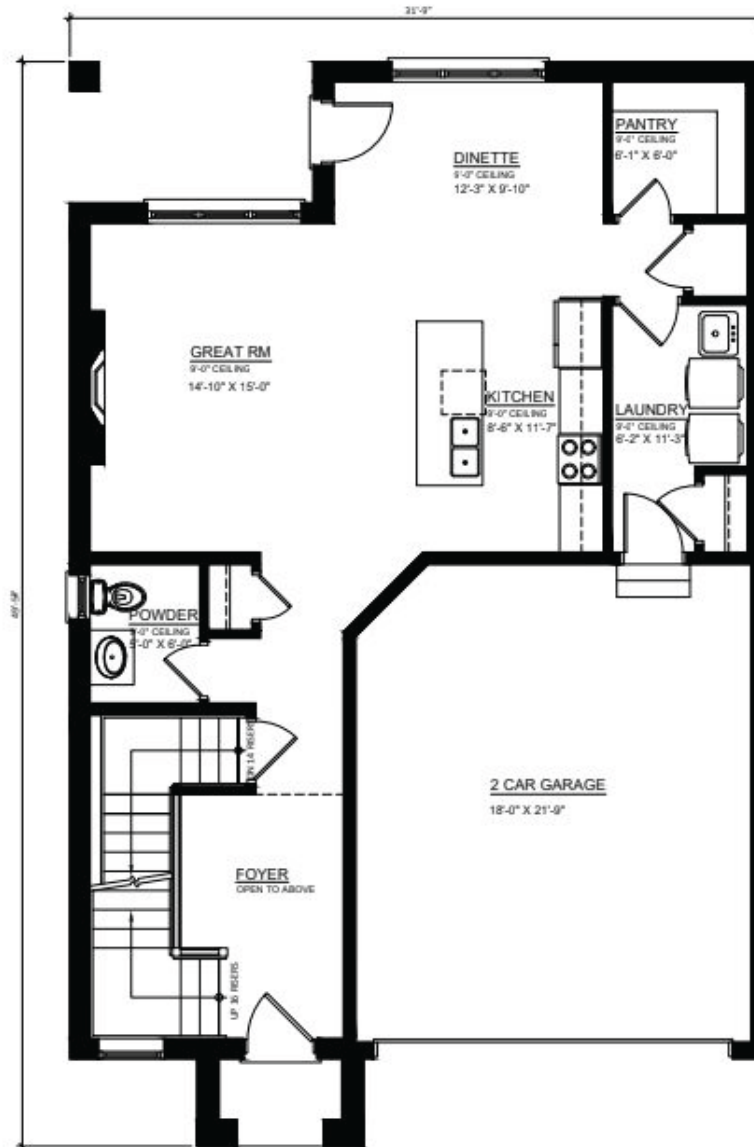
SECOND FLOOR PLAN
AREA: 1108 sq.ft. (plus 98 sq.ft. Open Space)

PORTO

FEROX
DESIGN BUILD



2062
TOTAL SQUARE FOOT





2144
TOTAL SQUARE FOOT

LISBON

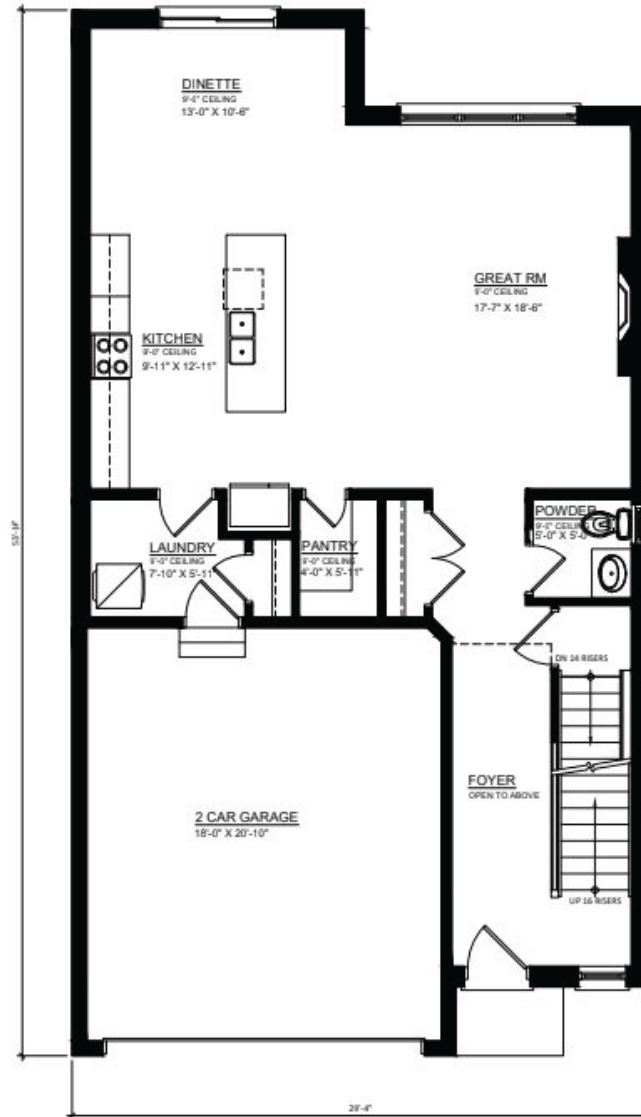
FEROX
DESIGN BUILD

LISBON

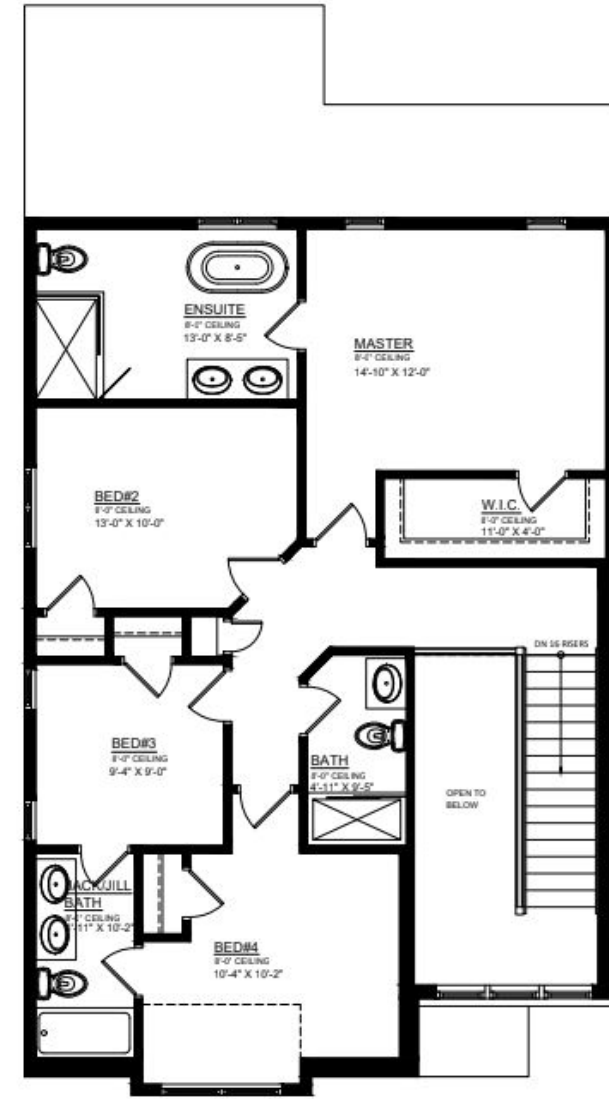
FEROX
DESIGN BUILD



2144
TOTAL SQUARE FOOT



MAIN FLOOR PLAN
AREA: 1042 SQ.FT.



SECOND FLOOR PLAN
AREA: 1102 SQ.FT.



2075
TOTAL SQUARE FOOT

LAGOS

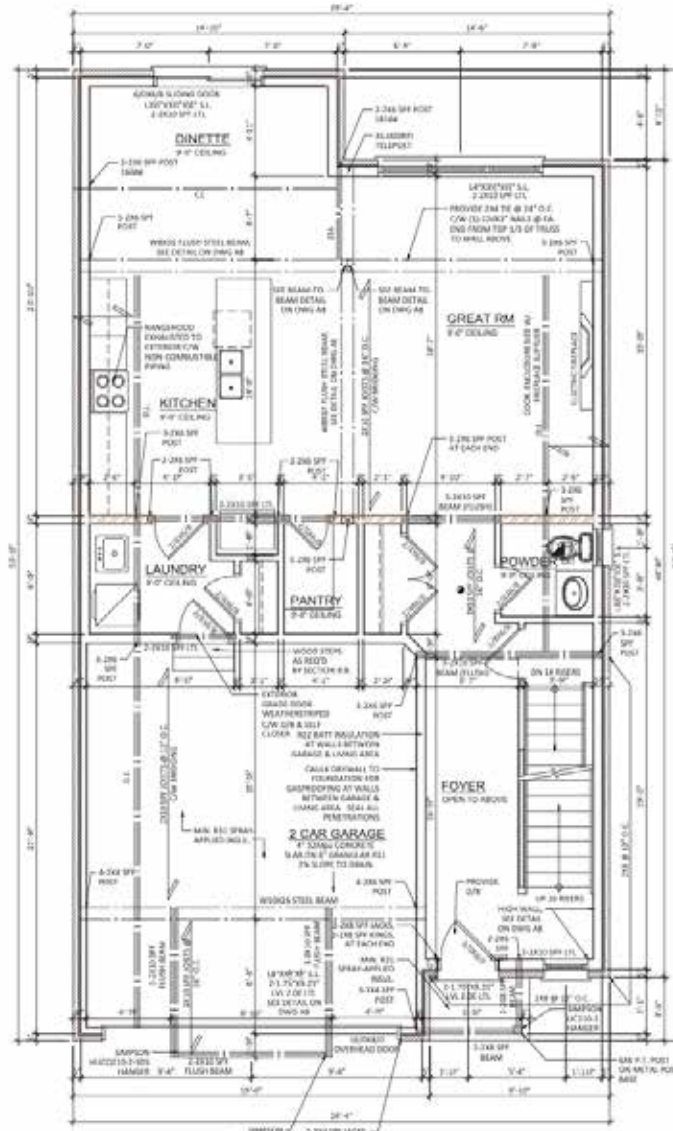
FEROX
DESIGN BUILD

LAGOS

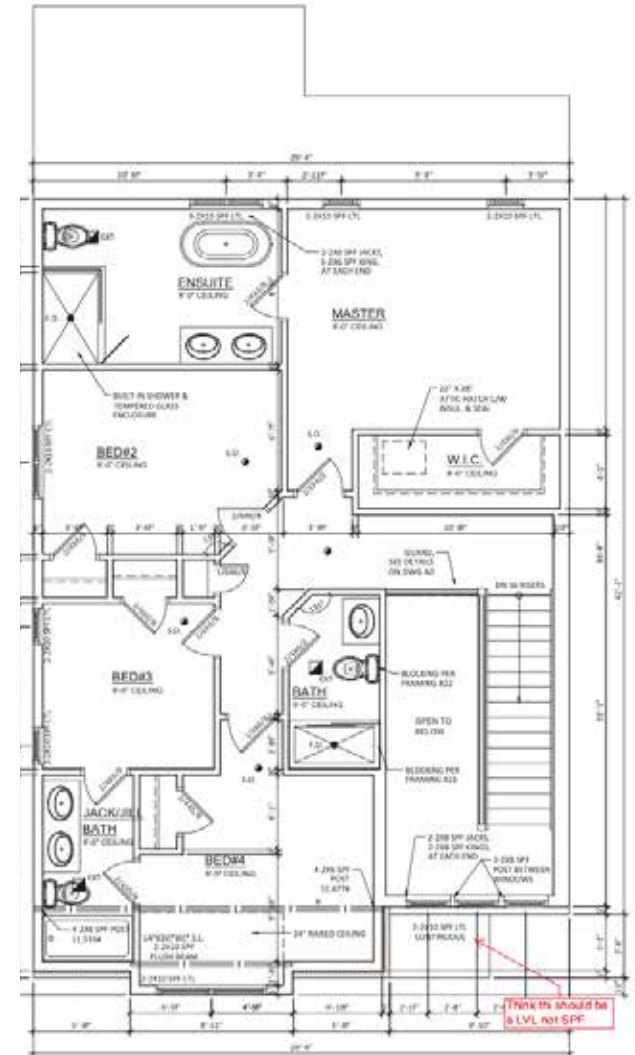
FEROX
DESIGN BUILD

B 4

2075
TOTAL SQUARE FOOT



MAIN FLOOR PLAN
AREA: 1042 SQ. FT.



SECOND FLOOR PLAN
AREA: 1102 SQ. FT.

Think this should be
a LVL, not SFF

WHARNCLIFFE & SOUTHDALE

Community Centre Salon
Restaurants Highway 401 Access
Shopping Medical/Health Services
Foodland

COLONEL TALBOT & SOUTHDALE

Restaurants Goodlife
No Frills Medical Clinic
Shopping
Shoppers Drug Mart

SCHOOLS

- ✓ Saunders Secondary School
- ✓ Mother Teresa Catholic Secondary School
- ✓ St. George's Public School
- ✓ St. Thomas Aquinas Catholic Secondary School
- ✓ St. Anthony French Immersion Catholic Elementary School

SAFETY

London Health Sciences Centre
Victoria Hospital

Fire Station
7109 Westminster Dr.

Police Station
6355 Westminster Dr.

PARK & REC.

5MIN. WALKING DISTANCE
LAMBETH
OPTIMIST PARK

6MIN. WALKING DISTANCE
LAMBETH PUBLIC
SCHOOL GROUNDS

12MIN. WALKING DISTANCE
LAMBETH CENTENNIAL
PARK

TRANSIT

Nearest Rail
London | Via Rail

Nearest Bus Stop
Main at Bainard Street (#2504) 11 min

LAMBETH

SCHEDULE 'A'

STANDARD SPECIFICATIONS

SINGLE FAMILY HOMES

UPDATED
11 | 03 | 23



CONSTRUCTION FEATURES

- Constructed in accordance with the current Ontario Building Code.
- 9" thick 20mpa concrete 7'-10" foundation walls complete with drainage membrane & spray-applied damp proofing.
- Exterior above grade walls constructed with 2x6 spruce pine fir studs.
- Exterior OSB 7/16" wall sheathing and air barrier
- Floor sheathing to be 3/4" OSB T&G sheathing.
- Pre-engineered roof trusses.
- 4" weeping tile connected to sump pit with electrically powered sump pump.

MINIMUM 6" THICK 32MPA CONCRETE

Front porch broom finish slab on granular fill (reinforced slab if cold room provided).

MINIMUM 4" THICK 32MPA CONCRETE

Concrete garage floor broom finish slab on granular fill.

MINIMUM 3" THICK 25MPA CONCRETE

Concrete basement floor slab on crushed stone.

MINIMUM 18" WIDTH 20MPA CONCRETE

Concrete footings.

- Steel beams and load bearing walls as specified on plans.
- Interior walls constructed with 2x4 spruce pine fir studs.
- Spruce pine fir floor joists or pre-engineered floor joist system as per plans.
- Gypsum board interior wall substrate.
- Roof sheathing to be 1/2" OSB sheathing.



MAIN LEVEL

Exterior walls cladded with brick veneer on both sides and rear selected from Vendor's standard options.

SECOND LEVEL

Exterior walls cladded with prefinished vinyl siding on both sides & rear selected from Vendor's standard options.

- Front elevation cladded with combination of stone and brick veneer & stucco as specified on plans, selected from Vendor's standard options.
- Prefinished vinyl windows and patio door, colour as selected from Vendor's standard colour selections, measurements as per plans.
- Stained fiberglass front entrance door. All other exterior man doors to be aluminum doors & wood frames.
- Prefinished aluminum fascia, eaves, downspouts, and soffits.
- Parging applied to foundation exposed to exterior above grade.
- Satin nickel hardware on exterior doors.
- Limited Lifetime asphalt shingles, colour as selected from standard colour range.
- Two exterior anti-frost taps.



KITCHEN

- Cabinetry & Quartz counter tops by \$20,000 allowance including HST.

DOORS

- Hollow core interior passage doors from Vendor's standard options.
- Satin nickel finished level door hardware throughout selected from Vendor's standard options.
- Privacy locks on bathrooms.

FLOORS

- Ceramic tile included in bathrooms and laundry/mud room selected from Vendor's standard options.
- Carpet included in bedrooms selected from Vendor's standard options.
- Hardwood flooring on balance of main floor and second floor hallway selected from Vendor's standard options.
- Interior walls painted with 1 coat of primer, 2 coats of premium quality latex flat paint, choice of 3 colours by purchaser. Extra cost for darker colours due to 3rd coat.

CEILING

- 9ft ceilings on main floor and 8ft ceilings on second floor.
- Ceiling to be spray-applied orange peel finish except for bathrooms and laundry room. Bathrooms and laundry room ceilings painted with 1 coat of primer and 2 coats of flat white ceiling paint.
- All wood trim painted with white semi-gloss paint.
- Insulated and/or non-insulated sealed wood attic hatches as required by OBC.
- Square interior drywall corners.
- Stairwell to basement unfinished and closed off with interior door and walls.
- Garage to be drywalled to level 3 finish, unfinished.
- Wiring shelving in all closets (1 piece per clothes closet, 4 pieces per linen and pantry were noted on plans)
- Stairs to second floor to be stain grade poplar, closed stringers complete with black metal spindles & stain grade poplar posts and handrail.
- 5 ½" painted baseboard and 3 ½" painted beveled window and door trim from Vendor's standard options.





KITCHEN

- Double tub undermount stainless steel sink in kitchen.
- Plumbing and electrical for dishwasher and fridge
- Electrical for fridge, stove, and microwave
- All-in-one utility sink in laundry room were shown on plans.

BATHROOM

- Toilets & acrylic tubs selected from Vendor's standard options.
- Built-in shower tiled and glass enclosure in master ensuite.
- Chrome Delta faucets for sinks, showers, and tubs from Vendor's standard options.
- Mirrors above each bathroom sink 24" x 36"
- 3-piece bathroom rough-in in basement.



INSULATION

- 6mil poly vapor barrier.
- R-22 batt insulation in above grade walls, R-20 blanket insulation on basement walls, R-60 blown-in attic insulation and R-31 spray-applied insulation in exposed floor cavities.
- Installation of rental water heater (on-going contract between water heater supplier and purchaser).

MECHANICAL/VENTILATION

- 96% high efficiency furnace with ECM motor and programmable thermostat. 13 S.E.E.R. air conditioner sized to suit plans.
- Electric fireplace.
- Simplified heat recovery ventilation system.
- Washer & dryer connections.
- Exhaust fans in all bathrooms and vented range hood.



ELECTRICAL

- Circuit breaker panel with minimum 100-amp service.
- All required receptacles, light switches and controls as required by ESA.
- Copper wiring and tamper proof receptacles.
- Two water-proof exterior receptacle outlets with ground fault detector.
- Dedicated receptacle outlet for fridge.
- Dedicated receptacle outlet for microwave.
- Smoke detector and carbon monoxide detector on each level.
- Doorbell button and chime
- 10 pot lights
- Rough-in for high level TV's (maximum 2 locations)
- Rough-in for telephone/cable (maximum 2 locations)
- Lighting fixtures by non-refundable \$1,500 allowance including HST at Vendor's supplier. Allowance includes light fixtures and bulbs.

EXTRA FEATURES INCLUDED



- Patio stone driveway and walk-way to front door.
- Lot graded and fully sodded.
- Insulated garage door(s) complete with garage door opener(s).
- Central vacuum rough-in complete with 1 outlet on each finished floor.
- All homes registered with Tarion Warranty Corp 7-year warranty coverage
- Real survey report.



Satellite TV Wires

The Vendor does not install "rough in" wires for satellite dishes (e.g. attic to the electrical panel).

Bulkheads

The Purchaser acknowledges the home may include bulkheads and boxed out walls to accommodate and/or conceal plumbing and mechanical systems.

These bulkheads and boxed out walls will vary from home to home and the Vendor reserves the right to install bulkheads and boxed out walls as required. Furthermore, the finishing detail of the bulkheads and location of the bulkheads is at the sole discretion of the Vendor.

Glass Area

The Ontario Building Code limits the amount of glass (glazing area) in all houses – should the amount of glass area in the house exceed the limit set by the OBC some windows and doors will either have to be removed or changed to a smaller size to ensure the OBC requirement is met.

Pocket Doors

Pocket doors have moving parts – these moving parts will change as time passes and cause the pocket door to rub against the wall of the pocket and operate in a rough manner.

These items are not warranted by the Vendor – where possible the Vendor installs a double wall (reduces floor space) to ensure the walls around the pocket door are secure.

Front Door

The Purchaser will need to have selected the front door and glass style by the date provided by the Vendor – failing to meet this time frame may result in the standard door being installed.

Vanity & Cabinet Sizes

All cabinet sizes shown on plans are approximate and subject to change – final cabinet sizes are determined at the cabinetry selection meeting.

Window Wells

Amount of exposed metal window well (if applicable) seen through **any size of basement window is determined by the Engineer's lot grading plan and not by the Vendor.**

Metal window wells (if applicable) must be installed by the Vendor in order to obtain a grading certificate.

Hard Surface Counter Tops

Pricing for hard surface counter tops can move depending upon **the 'grade' of hard surface** countertop selected (e.g.: group 1 granite vs. group 4 granite).

Note about Calcite Brick

A clay brick is included in the base price - if a calcite brick is selected and installed the Purchaser acknowledges being informed that calcite bricks can have a spotty appearance when installed.

Ferox Design Build installers take great care to try and prevent the spotty finish but even their best efforts aren't always enough to prevent the spots and patches from appearing.

8'-4" Tall Foundation Walls

Adding 8'-4" tall foundation walls may result in a railing being added to the porch(s)

Exterior Railings: Adding exterior railings to a porch (or deck) may result in alterations having to be made to the house to accommodate properly securing the railings. An example of an alteration would be raising the height of a masonry post pad and raising a masonry post pad may result in a change to the size, style, & shape of the PVC post.

Kitchen Exhaust hood

The range hood (kitchen exhaust hood) to be selected from Vendor's samples. The Vendor, at its sole discretion, may permit an alternate range hood that is not in the Vendor's samples however; the range hood must be approved by the Vendor **(the Vendor will not approve all range hoods because many range hoods do not meet all requirements).**

Interior Vaulted Ceilings

Interior vaulted ceilings may have to be adjusted or removed from a house if there is not adequate attic space for insulation due to the pitch of the roof on the exterior.

CHANGE ORDERS

The foregoing specifications supersede any verbal discussions that the Purchaser may have had with the Vendor prior to execution of this agreement.

Furthermore, any subsequent alterations to the plan and/or specifications must be in the form of a written change order, signed by both the Purchaser and the Vendor.

WARRANTY

The Purchaser receives substantial warranty protection as set out by the Tarion Warranty Program (in accordance with the Ontario New Home Warranty Act). Under the plan, the Vendor warrants that the house will be free of defects in workmanship and materials for a period of one year.

There is a two-year warranty with respect to electrical, plumbing, heating systems, cladding, caulking, windows, and doors, and the building envelope (all parts of the structure that contain the living space is free of water penetration).

The Vendor warrants for two years that the basement remains free of water penetration through the foundation. The Purchaser is protected for seven years against major structural defects with the Tarion Warranty Program.

REBATES

Prices include the HST with the rebates assigned to the builder. When the pre-tax sales price **exceeds \$350,000 the Federal New Housing Rebate is reduced. When the pre-tax sales price exceeds \$400,000 the Provincial New House rebate is capped at \$24,000.**

This note is to inform the Purchaser that when an item is added to the house after the agreement is signed that increases the pre-tax sales price the Federal and Provincial Housing rebates will be adjusted and the amount the rebate is adjusted will be determined after all selections are finalized and the total rebate will be known at the time the final closing documents are signed at the Purchaser's lawyer's office (typically 2 weeks prior to closing date).

ALLOWANCES

All allowance amounts noted in Schedule "C" include HST and are not exact prices – **exact prices will be provided once a final decision on the product is determined** – allowance figures are based on the experience of supplying and installing these products (e.g. a typical ceramic backsplash is \$1,200).

PRODUCT SELECTIONS

During the sales process many products are on display in Presentation Centres and other houses – **the Vendor cannot guarantee that all the same products will still be available at the time selections are made** (suppliers can discontinue products without notification).

All selections are to be from Vendor's samples. In the event a selection(s) or detail(s) is in contravention of the Ontario Building Code the Ontario Building Code takes precedence.

VARIATIONS IN PRODUCTS

All products are subject to variations in colour, texture, and other esthetic traits of the product. For example, red brick A installed at 123 Apple Street may look different than red brick A installed at 789 Orange Street.

There are acceptable variation tolerances in each product and the Vendor cannot guarantee that products will be the same from house to house. The Vendor reserves the right to substitute a comparable, alternative product for any of the products and/or materials included in the construction of the home without the express permission of the Purchaser.

All appliances not included in the agreement of purchase and sale are considered to have an electric fuel source and be free-standing (not built-in or slide-in) and the **Purchaser is responsible to pay all fees associated with purchase of, delivery of, connection of, and installation of all appliances after the closing date.**

All Bathroom Hardware not included in the agreement of purchase and sale. (Towel Racks, Shelving, Toilet Paper Holder, Hooks, etc.)

DISCLAIMER

OTHER

SUPPLIER LIST

CABINETY

Buehler Custom Woodworking

COUNTER TOPS

Sloan Stone Design

BRICK/STONE/ROOFING

Patene Building Supply

STUCCO

Stoney Stuccoo

FLOORING

Sacwal Flooring Centres

PAINT

Raindbow Painting

LIGHTING

The Lighting Shop Inc.

TRIM/DOORS.HARDWARE

Copp's Buildall

LET'S CONNECT TODAY



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