

Welcome to

36-38-40 Sims Avenue

~Village of Wellington South~

3 Classic Urban Town homes

by

Arlington Developments
~imagine-design-build~

&

UrbanRidge Builders
beyond building

Dale Way
Sales Representative

Shauna Brownlee
Sales Representative

DIRECT: (613) 730-HOME

Keller Williams Ottawa Realty Ltd
Brokerage, Independently Owned & Operated
610 Bronson Avenue, Ottawa, ON K1S 4E6 Bus: 613-236-5959
All information is believed to be accurate but is not warranted.

Construction Specifications & Optional Upgrades

Located on Sims Avenue, off Parkdale Ave, south of Gladstone Ave and a short walk from the inviting surroundings on Wellington Street, Sims is well situated between the Civic Hospital (south) and Tunney's pasture (north) a short distance from the Queensway and major bus routes.

The immediate area (under transformation) offers a strong view into what the future holds as evidenced by the many projects (recent) in and around Gladstone and Wellington making this development very desirable while providing great value.

Designed by Jason Flynn (The Strada Group), the site offers 2 semi-detached units approximately (+/-) 1,800 square feet (end units) and a town-home (middle unit) at approximately (+/-) 2,000 square feet.

Each unit features a single attached garage with an insulated door (Garage or equal), paved surface parking, an interlocked path to the main entrance and soft landscaping detail with a tree as per the Site Plan along with a rear yard approximately 15' x 20'.

Please note, interior design finishes can be configured to accommodate client taste based on upgrades to standard finishes noted in the following specifications.

All construction specifications meet or exceed Ontario Building Code requirements. Foundation wall to be 8" concrete set on concrete footings as per Engineer's specifications. Exterior walls to be 2x6 KD studs, sheeted with OBC approved panels. Floors to be supported by Engineered joists (silent system) with 5/8's t&g aspenite, nailed, glued, screwed and sanded.

As per the plans, the front exterior will be (2/3) stucco & (1/3) brick with returns of 2' on both sides of house (except middle unit). Wood grain vinyl siding will cover the balance and rear while fascia, flashing and soffit will be color coded to match all exterior finishes.

All windows will be white vinyl construction, casement or single hung style with screens. They will include Low E Argon, and jam extensions. Exterior doors are steel frame with raised/recessed panel surfaces.

Each unit will have ceramic tile in the front entrance, 3rd level bathroom floors, garage entry landing area and ground floor powder room (based on an allowance of \$4.00/sf retail including taxes at Olympia or equivalent). The ground floor & basement storage areas will be finished concrete. The balance of the ground floor (bedroom, hallway and stairs) and the 3rd floor bedrooms, halls and stairs will be covered in Berber (32oz) carpet and includes a 7/16th's

medium density foam under pad (based on Argos' Home-Style, Liliun or equivalent). The 2nd floor (living room, dining room, kitchen and family room) will be covered in Mill Run Oak hardwood, finished naturally with 3 coats of varathane or pre-finished (builders choice).

The stairs from the ground floor to the 1st and 2nd floor areas will be carpet grade with a natural Oak veneer boxed stringer. The treads and risers will be covered in carpet. The MDF posts (3") will be square and painted white while the railing (2") will be Oak and the spindles (1/2") will be round black powder coated steel. The stairs from the ground floor to the basement area will be paint grade with a paint grade stringer primed and painted beige or gray. The paint grade railing will be attached to the wall with angle brackets.

The Kitchen features a spacious gourmet open style design with a separate base cabinet Island and 1 bank of drawers. The cabinet door surface finishes are either white flat panel veneer or Shaker style PVC with melamine cabinet boxes, radius hinges and stainless steel knobs. The counter tops will be covered with Formica or Arborite surfaces.

The Bathroom vanity units feature white square paneled PVC cabinet doors with melamine cabinet boxes and stainless steel knobs. The counters will be covered with Formica or Arborite surfaces.

The ground floor powder room (bath) is a 2 piece featuring a toilet & pedestal sink.

The 3rd floor offers 2 Main bath options as per plans. Purchaser can choose from a 3-piece Main bath with 5' pre-fab tub/shower enclosure (polystyrene) or a 42"x36" pre-fab (polystyrene) walk-in shower w/glass door at an additional cost of \$300.00.

The 3rd floor Ensuite offers a 5' tub (w/16" ceramic backsplash) and a 36" pre-fab (polystyrene) walk-in shower enclosure w/glass door, (ceramic wall tile allowance is based on a retail cost of \$2.00/sf incl/taxes at Olympia).

A laundry closet is roughed into the 3rd floor main bath or hallway to house a stacking washer/dryer (not included), including a base pan/liner.

All lighting fixtures will be upgraded builder series product. An allowance of \$600.00 will be provided along with access to a designer (based on retail pricing including taxes) at Marchand Electric in Ottawa. Electrical rough in includes interior and exterior lighting, garage door opener, 3-way switches (as required) and closet lights (pot lights are extra).

Standard plumbing fixtures shall be American Standard Marina series. The faucets shall be Moen or Delta. An allowance of \$3,000.00 will be provided at Boone Plumbing (based on retail pricing including taxes) along with access to a designer. Plumbing rough in includes standard fixtures. Special tubs, shower systems and designer fixtures carry an install premium.

The house will be pre-wired for telephone and cable.

The baseboard will be 3 7/8 x 3/8" (colonial profile) mdf pre-primed. The casing will be 2" x 3/8" (colonial profile) mdf pre-primed. The doors will be 6-panel Colonial style.

The home will be painted with ICI/Glidden paint. Walls receive 1 primer coat and 2 finish coats based on 1 color. All doors and trim are pre-primed and receive 2 coats of white semi-gloss.

Standard door hardware will be Titan lever style (modern) with a chrome finish. An allowance of \$500.00 (retail including taxes) along with access to a specialist will be provided at Preston Hardware. All door hinges will be chrome or steel.

The ceilings will be 8 feet throughout. The ground floor is at grade as per plans with walk out at rear to yard. Ceilings receive 1 primer coat and 2 finish coats and will be flat white. Stipple is available.

Each home offers a mid-efficiency gas furnace and a 32" gas fireplace (to be installed in either the LR or FR). The fireplace will be finished with drywall and an MDF mantle-top. The HWT will be a direct vent hi-eff 50 gal rental from Enbridge or equivalent. A 13 Seer a/c unit is included as a pre-construction bonus!

The laneway will be paved in asphalt. The front walkway will be interlocked to the main entrance as per Site Plan. The remaining front lawn area will be covered with new sod and the East/West units host a tree of (approx) 8' (see Site Plan). The rear yard will be covered with new sod and a step down onto a small 3'x6' landing from the bedroom area.

Each home is covered by the ONHWP as required. Cost of enrollment and related fees shall be borne by homeowner on closing.

GST is included in the price however all rebates shall be assigned to the builder.

All purchase agreements shall follow builder's agreement to be provided for review and consent.

The builder reserves the right to substitute "like" materials (equal or greater value) subject to supplier availability at time of construction.

A special appliance package is included as a pre-construction bonus. See details. Install of appliances by homeowner.