

SIGNATURE FINISHES DEFINE THE ROSEHAVEN STYLE



UP TO
\$248,000
FREE VALUE
OTHER BUILDERS MAY NOT OFFER

Of the many luxury features, here is a short list of 22

1. Exceptional Classic English, French Provincial & Contemporary architectural designs finished with stone, stucco and genuine clay brick (including sides and rears) as per elevations. Pre-cast detailing such as: arches, keystones, banding & sills to front elevations..... **\$Priceless**
2. Six foot (6'0") wide vinyl sliding patio door with transom window above and/or French door with transom window above at rear of home, on the ground floor only, as per plan **\$5,500**
3. Nine foot (9') high basement ceilings, and ten foot (10') high smooth ceilings in throughout the ground floor. Nine foot (9') high ceilings on the second floor with raised 10' smooth coffered ceilings in primary bedroom of 25' traditional towns, semi-detached, 35', 41' and 45' detached (ceiling inside coffered only receives a smooth finish), as indicated on plans..... **\$50,500**
4. Nine foot (9') high ceilings throughout the ground floor and second floor on all two storey designs and three storey townhomes..... **\$33,500**
5. Smooth finish 7'0" tall "Carrara" interior passage & closet doors complete with "Nickel finish" hinges and lever handles. Privacy door locks on all bathrooms **\$8,500**
6. Single-sided gas fireplaces with a white cabinet mantel, as per plan..... **\$4,900**
7. 12" x 24" imported ceramic floor tile in front foyer, kitchen, breakfast room, all bathrooms and finished laundry rooms, as per plan. Installed in a stacked pattern..... **\$19,900**
8. 12" x 24" stacked imported ceramic tile in all bathtub enclosures and non-glass walls in showers up to ceiling, as per plan..... **\$16,900**
9. 5" x 3/4" pre-finished engineered oak flooring in natural finish or titanium grey colour to the ground floor hall, living/dining, family room or great room, and den, as per plan..... **\$18,700**
10. Full depth fridge upper with crown moulding and fridge gables as required, as per plan. Stone kitchen counter tops with stainless steel undermount sink and KOHLER polished chrome pull out spray and a mitred edge and a clean-cut finish where countertop meets the wall **\$8,600**
11. Upgraded 5'0" KOHLER freestanding tub to primary ensuite bathroom, with deck mounted polished chrome faucet, as per plan. Separate shower stalls feature frameless glass enclosure with a glass door, mosaic shower floor including a recessed waterproof ceiling light **\$12,600**
12. Choice of quality cabinetry from Rosehaven's standard samples, for bathroom vanities with stone countertops and KOHLER undermount sink, white KOHLER bathroom plumbing fixtures including polished chrome KOHLER faucets..... **\$9,000**
13. Rosehaven Homes introduces "H.E.R.S." Home Energy Rating System to Ivy Rouge Collection in Oakville..... **\$7,900**
14. All homes are equipped with a "Power Pipe Heat Exchanger". A heat recovery system which provides energy savings to heat your home's hot water. Drain pipe(s) in the basement will receive the "drain water heat recovery system". Power humidifier, mounted to the furnace also included... **\$2,500**
15. 200 AMP electrical service with circuit breaker panel and copper wiring throughout **\$1,600**
16. Rough-in for future electric vehicle charging station, consisting of a conduit connected to an electrical box in the garage..... **\$2,600**
17. Décor white switches and plugs throughout **\$1,800**
18. Ten (10) pot lights on main floor, four (4) in kitchen and six (6) in great room or family room..... **\$3,800**
19. Barbeque gas line to rear of home..... **\$1,100**
20. 3/4" Tongue and groove sub-flooring and engineered floor joists throughout **\$18,500**
21. Two (2) coat paved driveway, at no additional cost..... **\$4,100**
22. Basement cold cellar. **\$15,500**

All values indicated are approximate and have been estimated by Rosehaven Homes. Some items noted above may not be available on all plans refer to design/home brochures to see if the item is available and refer to Standard Appointments handout for full detailed description of each item.