

COULSON

design-build inc.

Riverfront Park *Townhomes*



RE/MAX

Preferred Realty Ltd., Brokerage
Independently Owned and Operated

John D'Alimonte
SALES REPRESENTATIVE

519 736-1766
519 796-8073



**Bob
Pedler**
Real Estate Limited
Brokerage



Ron Deneau
SALES REPRESENTATIVE

519 966-3750
519 792-0130





Features

Landscaping

- Private concrete driveway including walkway to front porch
- Sod front
- Each home will feature a covered concrete rear patio
- Landscaped feature area at the front of the home
- Tree in front yard area where applicable

Exterior

- Architecturally selected colour coordinated exterior w/ full brick, stone sills and stone accents
- Prairie style design w/ larger overhangs. Colour, style, materials and elevations are pre-selected and architecturally coordinated.
- Maintenance free vinyl soffits, aluminum fascia, eavestrough and downspouts. All colour coordinated
- Maintenance-free vinyl casement windows, sliding basement windows, and large patio doors. Insulated front door with elegant grip set and dead bolt.
- All exterior glass to be low E, argon filled & energy star rated
- Insulated steel garage door with transom windows as per plans
- Rear exterior oversized covered patios from main floor, allow for great entertaining space and provide additional natural lighting.
- Exterior columns to have aluminum trim
- Foundation walls have a sprayed on tar sealant and then wrapped with a drainage membrane to help prevent leaks. Interior water proofing is also installed on the interior of each home
- 40-year self-sealing asphalt shingles. Colour coordinated
- Two exterior frost-free hose bibs. One at rear and one in garage
- Waterproof exterior electrical outlets located at front and rear of home
- Exterior coach lights and option for pot lighting
- Garage door openers
- Optional maintenance packages available
- Optional barrier-free design and accessories available

Interior

- Ranging from 1250-1480 sf of ranch style homes
- Starting at eight foot ceiling and stepping up to 10 (+/-) feet
- Kitchen cabinetry includes spacious extended height upper cabinets, laminate countertops and optional ceramic tile back splash. – Kitchen and vanity allowance \$12000, your choice of styles and colours
- Upgraded laminate countertops. Granite option
- Under cabinet lighting.
- Island with Breakfast bar
- Main floor laundry
- Self closing doors and drawers
- Each home features two full baths
- Wood trim w/ 2 3/4" casing and 4 1/4" baseboards.
- Smooth panel doors w/ several options
- Smooth ceilings with painted finish as per plan.
- Basement stairs to be carpeted.
- 2 units have wood railings and designer metal spindles



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- Closets are completed using easy glide shelves and top rails
- Ceramic tile in Foyer, laundry and bathroom floors
- Ceramic tiled shower enclosure in master ensuite. Tub surround for main bath.
- Hardwood in main living area... premium choices available
- Premium carpet in purchaser's choice of available colours for bedrooms
- Fireplace w/ drywall finish – Stone/ tiled options available
- R-50 ceiling insulation, R-22 to exterior walls and full height R-22 basement insulation...all to exceed the energy star and OBC requirements
- Full height air barrier on exterior, taped and sealed as required, vapour barrier on the interior as per OBC
- Type X drywall used on ceilings, ½" drywall throughout
- All interiors are primed and painted with two (2) coats of purchaser's choice of two (2) wall paint colours and one ceiling colour
- All interior doors and custom trim are painted semi-gloss finish.
- All garage interior walls are dry walled and taped, sanded and 1 coat primer

Heating/ Cooling/ Plumbing / Electrical

- High efficiency gas furnaces with min. AFUE > 94% efficiency
- All homes include a min. 2 ton 13 seer air conditioner
- All homes include, rented simplified HRV system with min.
- Rental Water heaters are high efficiency
- Homes are designed by a certified engineered manufacturer
- Homes are equipped with fans in all finished bathrooms vented to the exterior.
- Kitchen exhaust is vented to the exterior
- Dryer vent exhaust
- Stainless steel double bowl kitchen sink with single lever pull out spray faucet
- Each kitchen features a complete rough-in for dishwasher hook-up including outlet for electrical connection
- Low maintenance ceramic showers complete with waterproof membrane
- Ensuite baths to have glass enclosure
- Showers to have single lever pressure balanced faucets
- Toilets are elongated and comfort height
- All bathrooms to have single lever faucet
- Under-mount china sinks used in all bathroom vanities
- Laundry area, located on the main floor, will have washer box connections
- Two exterior hose hook-ups, one in garage and one in rear
- Rough in basement bath
- Homes come with telephone outlets and 2 cable outlets that are fully wired complete to connectors
- All bedroom receptacles are non-arcing type for maximum safety
- Exterior entrances to have coach lights installed
- Décor switches throughout the home
- Pot lights in kitchen w/ pendant lighting over island
- Ceiling fixtures in all bedrooms
- Exterior complete with 2 exterior receptacles, one in front and one in rear
- Smoke detectors on every floor and directly connected to the electrical panel
- All electrical receptacles in kitchen counter areas are on dedicated circuits
- Heavy gage wiring and receptacle for stove and dryer outlets
- 100-amp breaker panel and service installed
- Door chime installed
- Quality interior light fixtures used throughout, or choose your own using a \$1,000 allowance



Structure

- Poured concrete footings and foundation walls
- Exterior walls utilize 2" x 6" wall studs sheathed in an approved exterior sheathing
- 8' ceilings throughout w/ tray and stepped ceilings in master and living room. This allows for a more of a larger open concept feel
- Engineered Floor Systems allows for solid base and is topped off with engineered roof trusses that continues with a custom, quality built home
- 5/8" tongue and groove sub-floor fastened with nails, screws and glued to eliminate the chance for squeaks
- Upgraded party wall system: staggered double 2" x 4" wall stud assembly consisting of two layers of R-12 insulation, air space, sound absorbent fire rated mineral wool, two layers of fire-rated 5/8" drywall - STC rating above O.B.C. standards
- 7-year Tarion - Ontario New Home Warranty

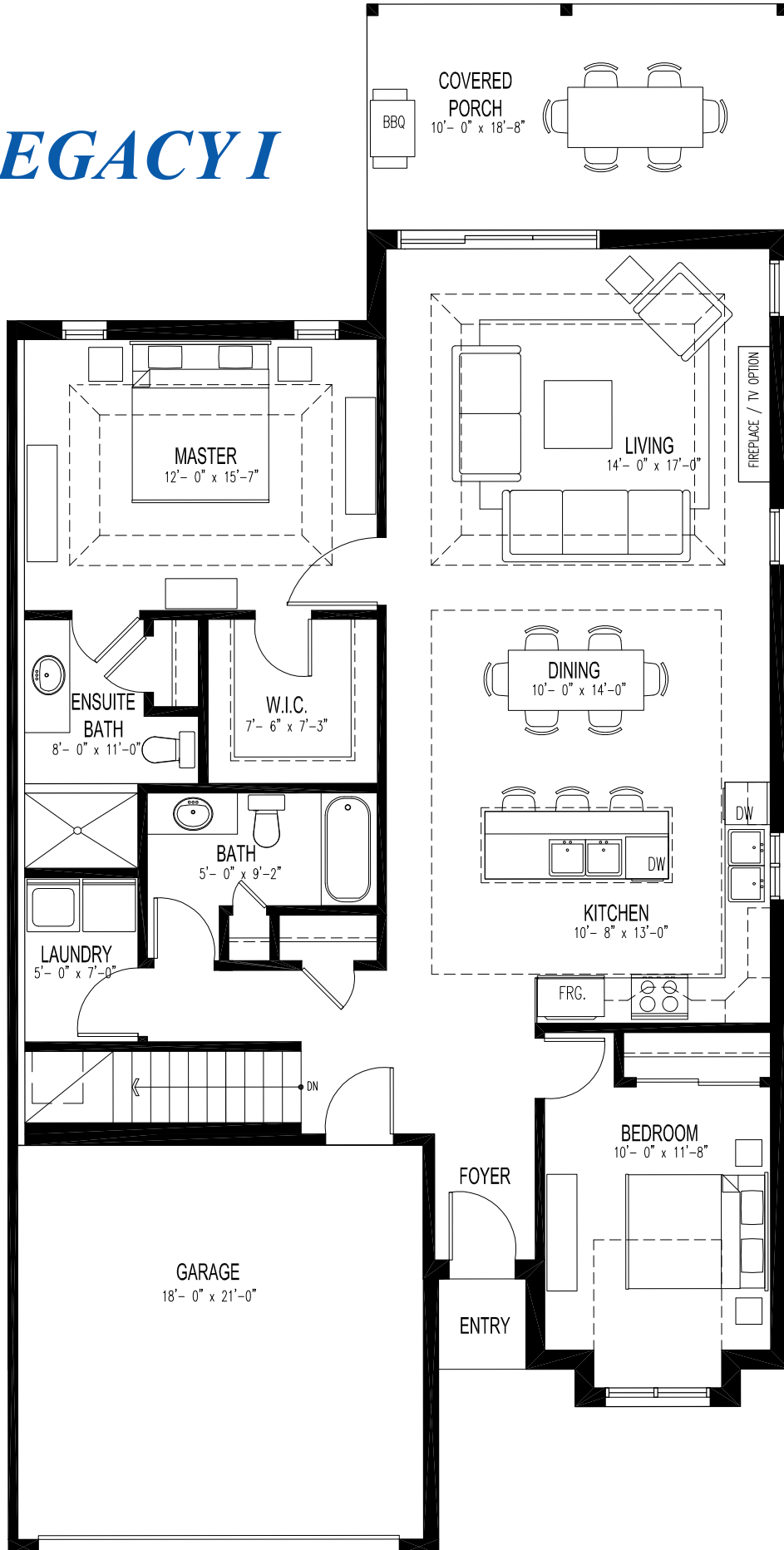
Coulson design build inc. prides themselves in quality, attention to detail and most of all an overall product and relationship that every home owner will appreciate. We are not only a local award-winning builder, but we have also been nominated 3 times for the Canadian Home Builders 'Sam' awards in Custom Home Construction. Along with 'Energy Star' we are truly standing above the competition when it comes to New Home Construction

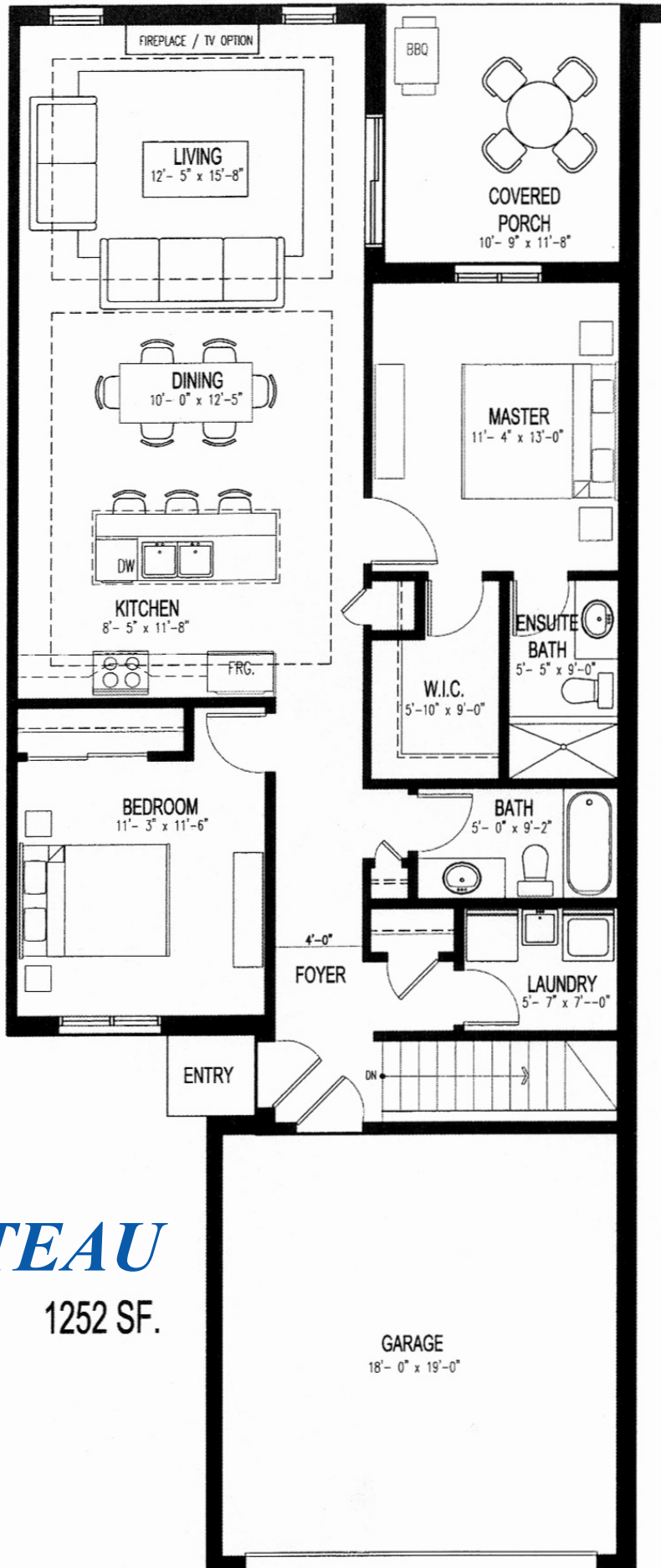
'Experience the Difference'

Additional upgrades

Natural gas barbecue outlet for each Townhome - \$200
Cedar soffit on porches - \$950
Ceramic tile back splash \$600
Sprinkler system - \$2000
Front Door – fiberglass insulated door. \$1600
Home entertainment package - \$2200
Stone or specialty tiled fireplace wall - \$2800-3400
Granite countertops - \$4200-5300
Stepped ceiling in Kitchen and Dining - \$3100
Pot lights - \$95-110 each

LEGACY I

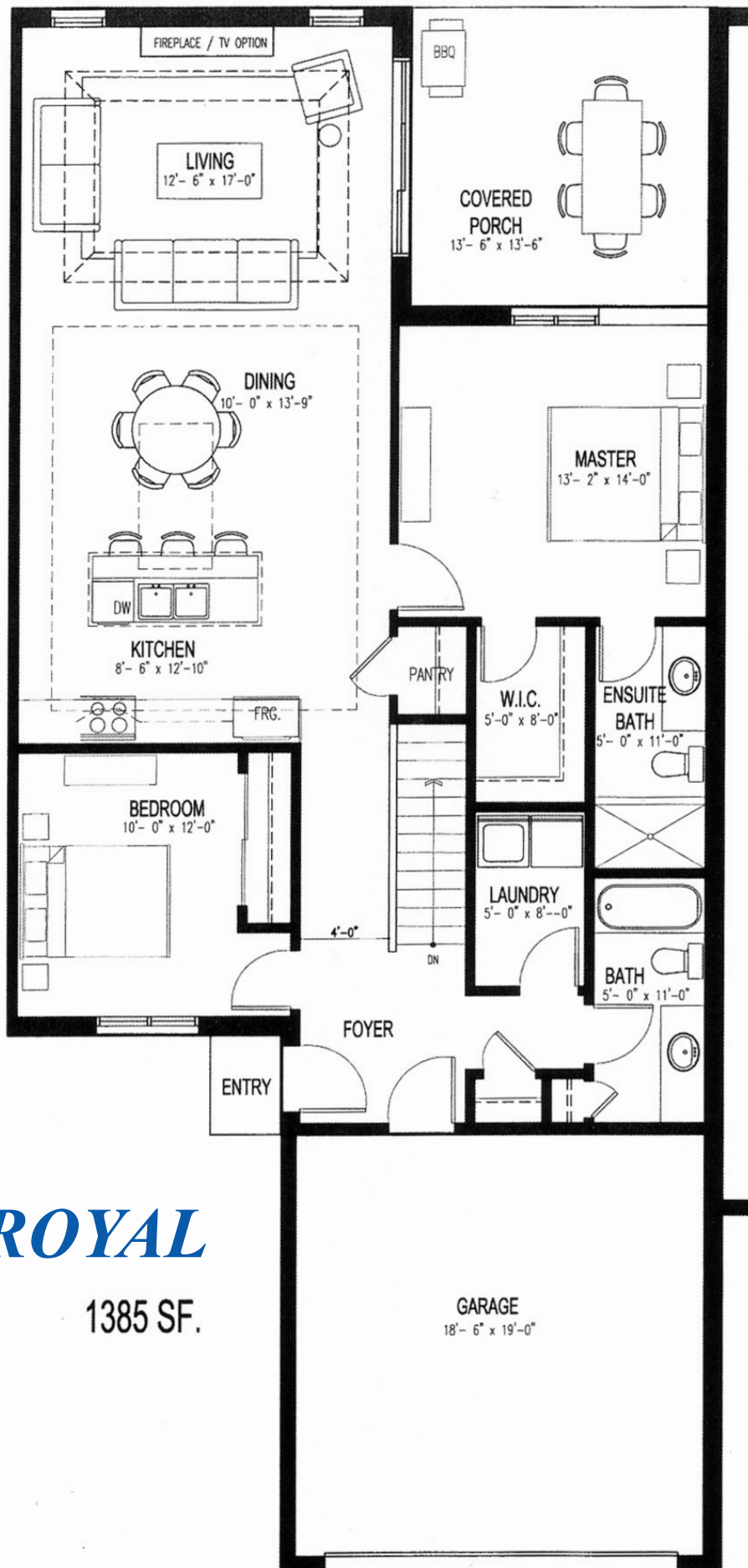




CHATEAU

1252 SF.



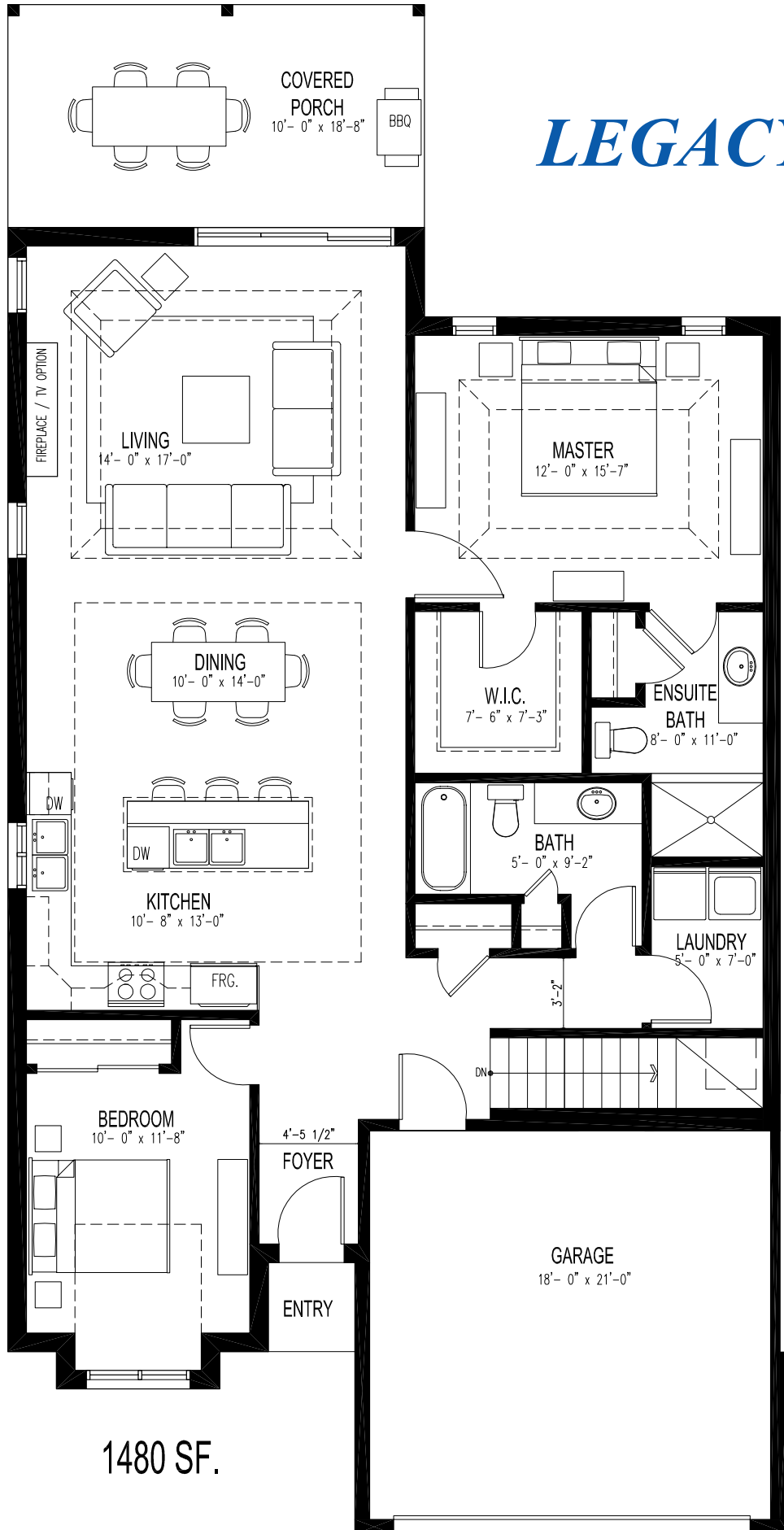


ROYAL

1385 SF.



LEGACY II



1480 SF.

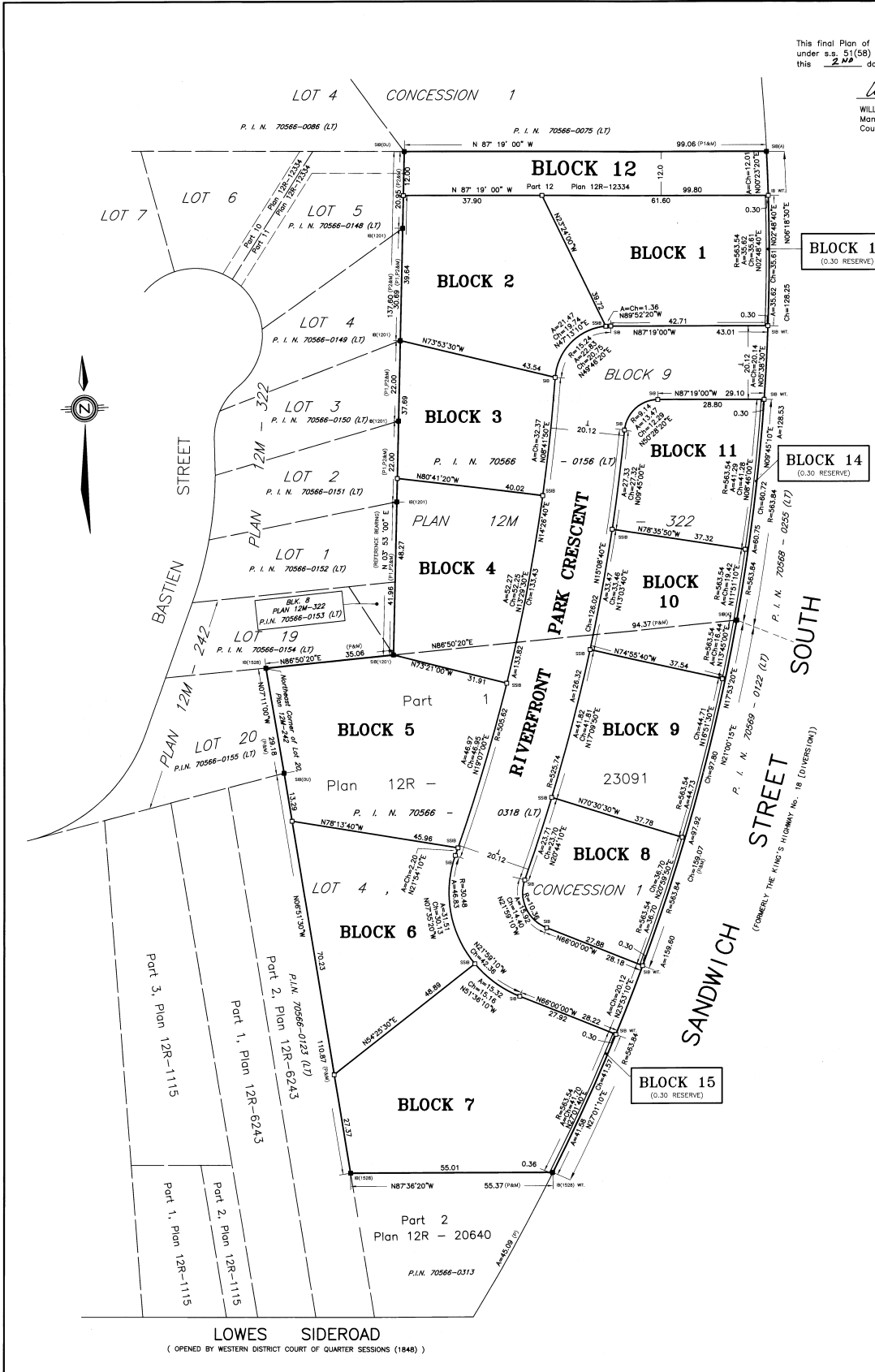


Riverfront Park Townhomes

Price List

- **CHATEAU Model – 1252 sq ft - \$229,900**
- **ROYALE Model – 1385 sq ft - \$239,900**
- **LEGACY 1 Model (end unit) – 1485 sq ft - \$249,900**
- **LEGACY II Model (end unit) – 1485 sq ft - \$249,900**





PLAN 12M-550

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ESSEX (12) AT 10:50 AM ON THE 9th DAY OF August 2007 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 70566-0156 & 70566-0318 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. CE286907.

Louise Ouellette
ASSISTANT DEPUTY LAND REGISTRAR

THIS PLAN COMPRISES ALL OF THE LAND IDENTIFIED BY P.I.N.'s 70566-0318 and 70566-0156

This final Plan of Subdivision is approved under s.51(58) of the Planning Act on this 2nd day of August, 2007.

William J. King
WILLIAM J. KING, M.C.P., R.P.P.
Manager of Planning Services
County of Essex

BLOCK 13
(0.30 RESERVE)

PLAN OF SUBDIVISION
OF
BLOCK 9, PLAN 12M-322 & PART OF LOT 4, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF MALDEN
NOW IN THE
TOWN OF AMHERSTBURG
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.
SCALE = 1:600

BEARING REFERENCE
BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERN LIMIT OF PLAN 12M-322 AND HAVING A BEARING OF N03° 53' 00" E

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

- 5/8" DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
- 5/8" DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
- 1/2" DENOTES 12mm X 12mm X 0.61m IRON BAR
- 1/2" DENOTES 19mm diameter X 0.61m ROUND IRON BAR
- 1/2" DENOTES CUT-CROSS
- 1/2" DENOTES SURVEY NAIL WITH WASHER MARKED (1528)
- 1/2" DENOTES SURVEY MAGNETIC NAIL - NO WASHER
- 1/2" DENOTES SURVEY MONUMENT FOUND
- 1/2" DENOTES SURVEY MONUMENT SET AND MARKED 1528
- 1/2" DENOTES WITNESS
- 1/2" DENOTES SET
- 1/2" DENOTES MEASURED
- 1/2" DENOTES DEED
- 1/2" DENOTES PROPORTIONALLY
- 1/2" DENOTES ORIGIN UNKNOWN
- 1/2" DENOTES PLAN 12M-23091
- 1/2" DENOTES PLAN 12M-322
- 1/2" DENOTES TOPOGRAPHIC PLAN BY(1528) DATED MAY 20, 1998, PLAN FILE H-382
- 1/2" DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC. O.L.S.
- 1/2" DENOTES CLARKE SURVEYORS INC. O.L.S.
- 1/2" DENOTES C.G.R. ARMSTRONG, O.L.S.

OWNERS CERTIFICATE
THIS IS TO CERTIFY THAT:
1. BLOCKS 1 TO 12 (inclusive), BLOCKS 13 TO 15 (inclusive) (0.30 RESERVES) and the STREET NAMED RIVERFRONT PARK CRESCENT HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET IS HEREBY DEDICATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE TOWN OF AMHERSTBURG.
DATED THE 26th DAY OF JULY, 2007.

LOU HARRIS REALTY LIMITED
Lou Harris
LOU HARRIS - PRESIDENT
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 12th DAY OF JULY, 2007.

DATE JULY 26, 2007
Roy Simon
ROY A. SIMONE
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

WINDSOR 475 Devonshire Road, Suite 200 N9Y 2L5 Ph: (519)258-1772 Fax: (519)258-1791
VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC. www.vshbbsurveys.com
LEAMINGTON 187 Talbot Street East N9H 1L8 Ph: (519)322-2875 Fax: (519)322-2875
ONTARIO LAND SURVEYORS
DRAWN BY: NMC/RT CAD Date: July 26, 2007 2:52:42 PM
CHECKED BY: BAS CAD File: 42358515.dwg
WORK ORDER: 4-23585-003 FILE NO.: E-MALDEN-1-4 PLAN FILE NO.: C-3139

LOWES SIDEROAD
(OPENED BY WESTERN DISTRICT COURT OF QUARTER SESSIONS (1848))



BEARING REFERENCE
 ALL BEARINGS ARE REFERRED TO THE SOUTHERN END
 OF PLAN 12M-242 SHOWN AS HAVING A BEARING OF N102°10'12"

CONCESSION
 OF
 BLOCK
 12
 PLAN 12M-322
 PART OF
 CONCESSION
 GEOGRAPHIC T
 NOW IN THE
 TOWN OF
 COUNTY
 VERMONT, ST
 SCALE: 1"=4'
 1/4" = 1' = 4"

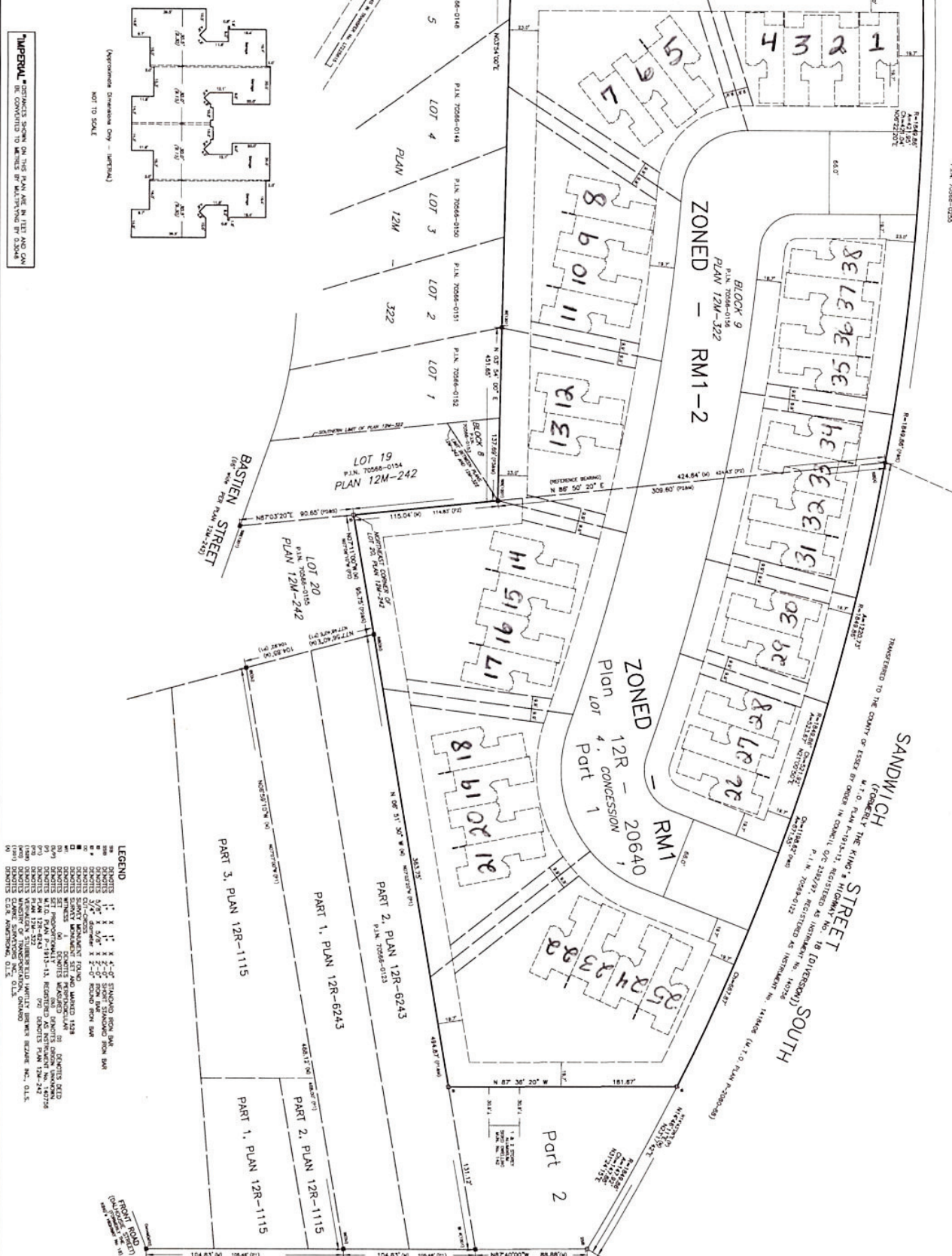
LOWES SIDEROAD
 (ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 4 AND 5)

DATE: DECEMBER 2, 2014

WINDSOR
 PROFESSIONAL LAND SURVEYOR
 VERMONT LICENSE NO. 8185
 PLAN 12M-242
 1/4" = 1' = 4"

LEGEND

1	1" x 1" x 4'-0" STANDARD IRON BAW
2	2" x 2" x 4'-0" STANDARD IRON BAW
3	3" x 3" x 4'-0" STANDARD IRON BAW
4	4" x 4" x 4'-0" STANDARD IRON BAW
5	5" x 5" x 4'-0" STANDARD IRON BAW
6	6" x 6" x 4'-0" STANDARD IRON BAW
7	7" x 7" x 4'-0" STANDARD IRON BAW
8	8" x 8" x 4'-0" STANDARD IRON BAW
9	9" x 9" x 4'-0" STANDARD IRON BAW
10	10" x 10" x 4'-0" STANDARD IRON BAW
11	11" x 11" x 4'-0" STANDARD IRON BAW
12	12" x 12" x 4'-0" STANDARD IRON BAW
13	13" x 13" x 4'-0" STANDARD IRON BAW
14	14" x 14" x 4'-0" STANDARD IRON BAW
15	15" x 15" x 4'-0" STANDARD IRON BAW
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25	25" x 25" x 4'-0" STANDARD IRON BAW
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28	28" x 28" x 4'-0" STANDARD IRON BAW
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31	31" x 31" x 4'-0" STANDARD IRON BAW
32	32" x 32" x 4'-0" STANDARD IRON BAW
33	33" x 33" x 4'-0" STANDARD IRON BAW
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35	35" x 35" x 4'-0" STANDARD IRON BAW
36	36" x 36" x 4'-0" STANDARD IRON BAW
37	37" x 37" x 4'-0" STANDARD IRON BAW
38	38" x 38" x 4'-0" STANDARD IRON BAW
39	39" x 39" x 4'-0" STANDARD IRON BAW
40	40" x 40" x 4'-0" STANDARD IRON BAW
41	41" x 41" x 4'-0" STANDARD IRON BAW
42	42" x 42" x 4'-0" STANDARD IRON BAW
43	43" x 43" x 4'-0" STANDARD IRON BAW
44	44" x 44" x 4'-0" STANDARD IRON BAW
45	45" x 45" x 4'-0" STANDARD IRON BAW
46	46" x 46" x 4'-0" STANDARD IRON BAW
47	47" x 47" x 4'-0" STANDARD IRON BAW
48	48" x 48" x 4'-0" STANDARD IRON BAW
49	49" x 49" x 4'-0" STANDARD IRON BAW
50	50" x 50" x 4'-0" STANDARD IRON BAW



APPROXIMATE DIMENSIONS ONLY - IMPERIAL
 NOT TO SCALE

IMPERIAL DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET AND DIMENSIONS
 ARE CONSIDERED TO BE CORRECT UNLESS OTHERWISE NOTED