




PRICING POND LOTS



DAGMAR NELSON BROKER

 **519.697.1722**
@ realestatedagmar@gmail.com

CENTURY 21
First Canadian Corp.



MARK VIEIRA BROKER

 **519.868.7556**
@ mark.vieira@century21.ca

CENTURY 21
First Canadian Corp.



LOT AVAILABILITY

LOT 18 PREMIUM
\$7,000.00

SIZE
49.87 X 111.55

LOT 19 PREMIUM
\$7,000.00

SIZE
49.87 X 111.55

LOT 23 PREMIUM
\$3,500.00*

SIZE
40.03 X 111.55

**NOTE: LOT 23 is 40' product plans and pricing are available upon request

**NOTE: Premium Costs/Lots are extra plus HST

Everton Homes Ltd Modern/Contemporary elevations pricing available on request. Approval of such plans is pendent on developer approval.

Some Everton Homes Ltd models listed above may require Premium Lots to be sited.






EVERTON
HOMES^{LTD.}

THE
ANTONIO

THE
ANTONIO


EVERTON
HOMES^{LTD.}

2816 TOTAL
SQ.FT.

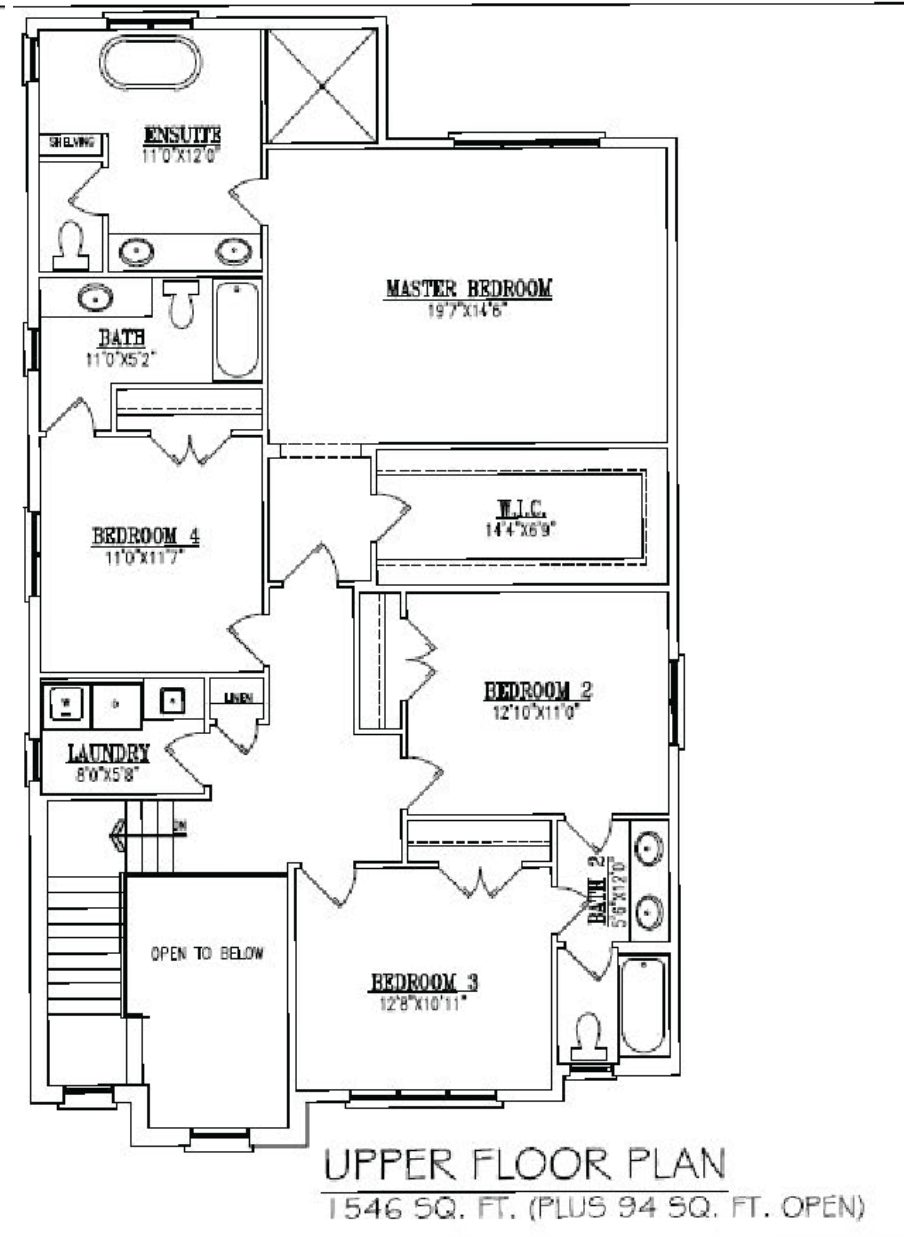
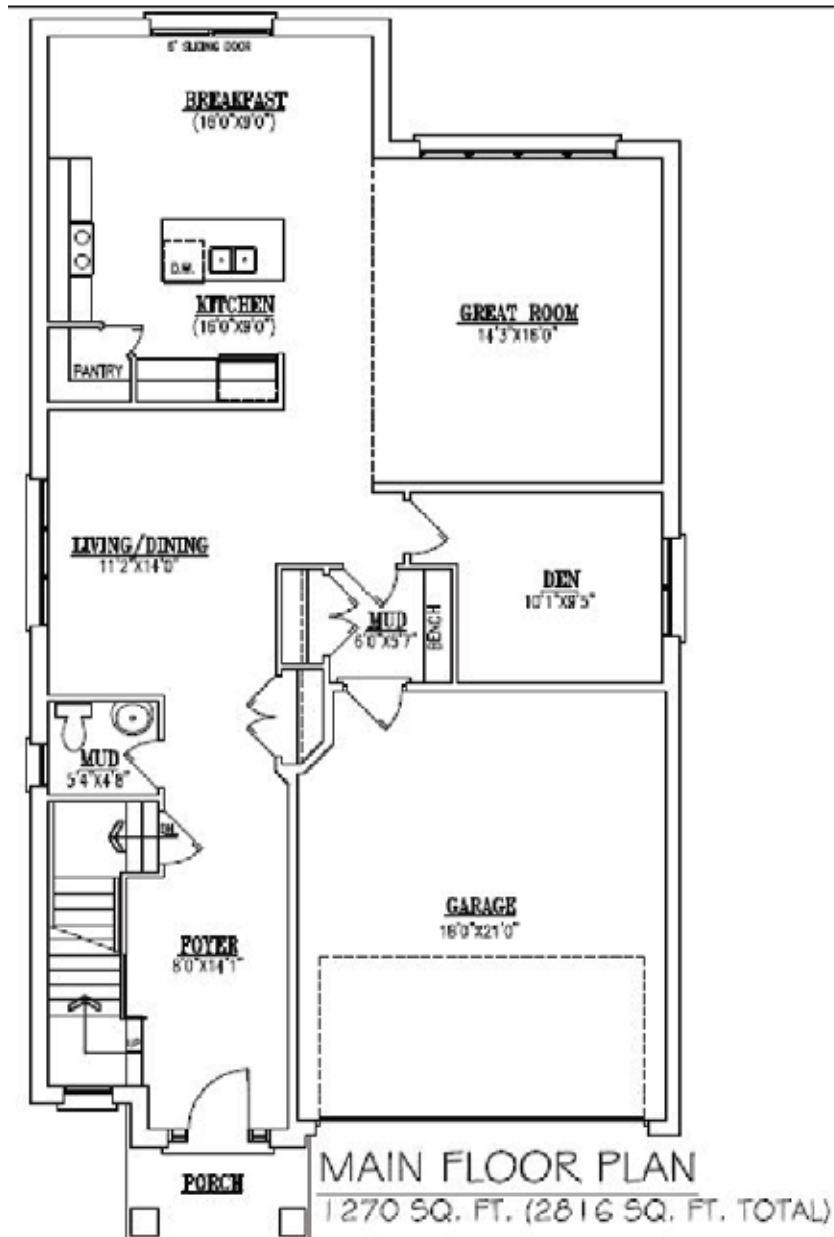


SELLING PRICE

\$1,225,750



THE ANTONIO





EVERTON
HOMES^{LTD.}



THE
AVENUE

THE
AVENUE



2201 TOTAL
SQ.FT.

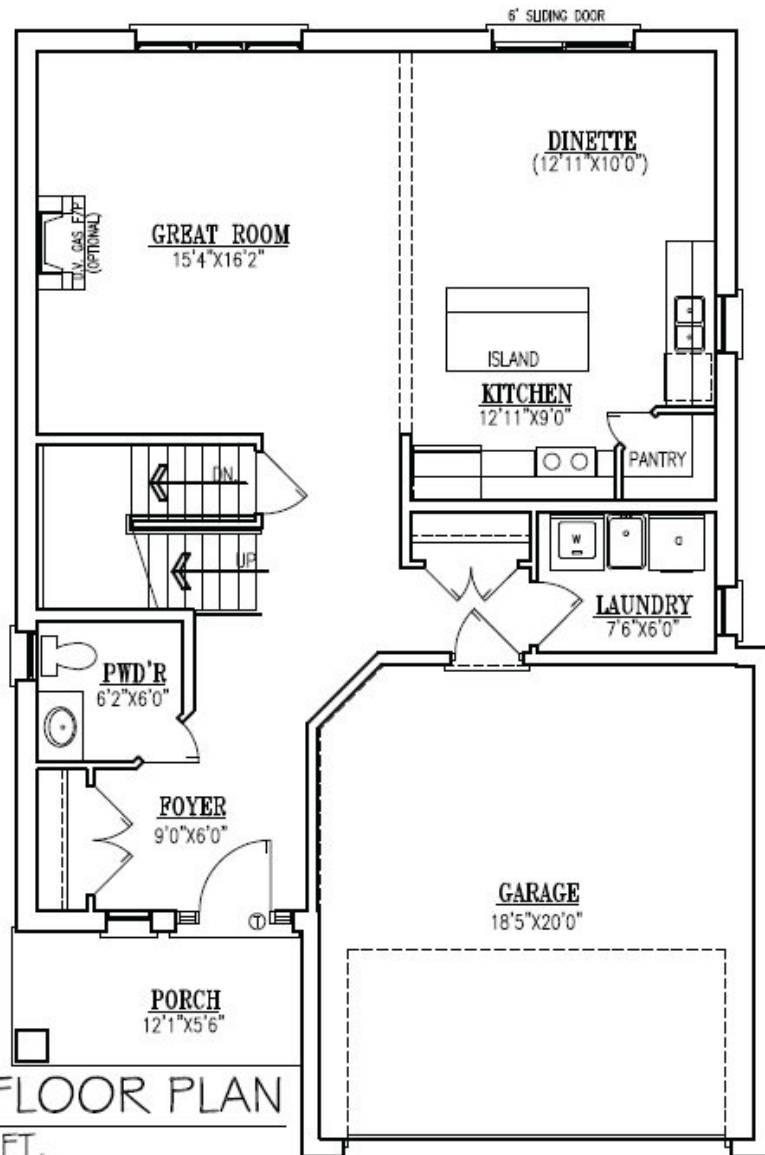


SELLING PRICE

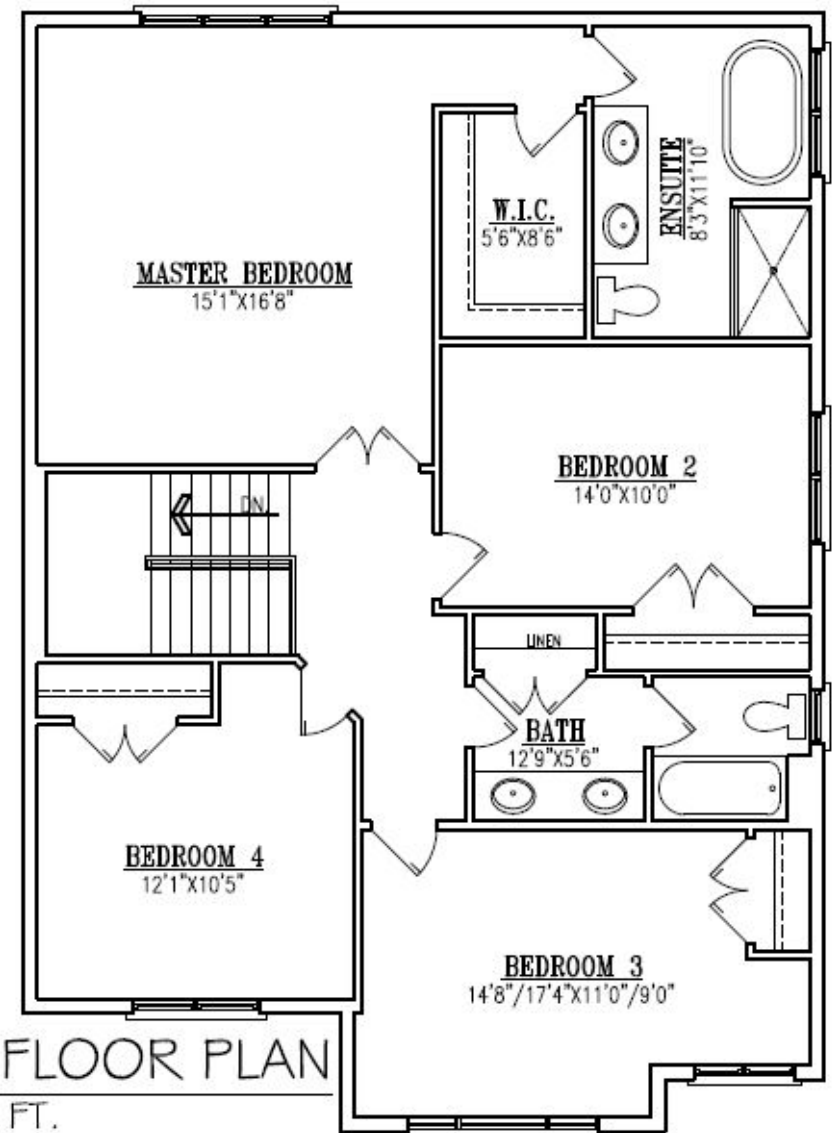
\$1,049,200



THE AVENUE



MAIN FLOOR PLAN
966 SQ. FT.



UPPER FLOOR PLAN
1235 SQ. FT.



EVERTON
HOMES^{LTD.}



THE
BELLE

THE
BELLE


EVERTON
HOMES^{LTD.}

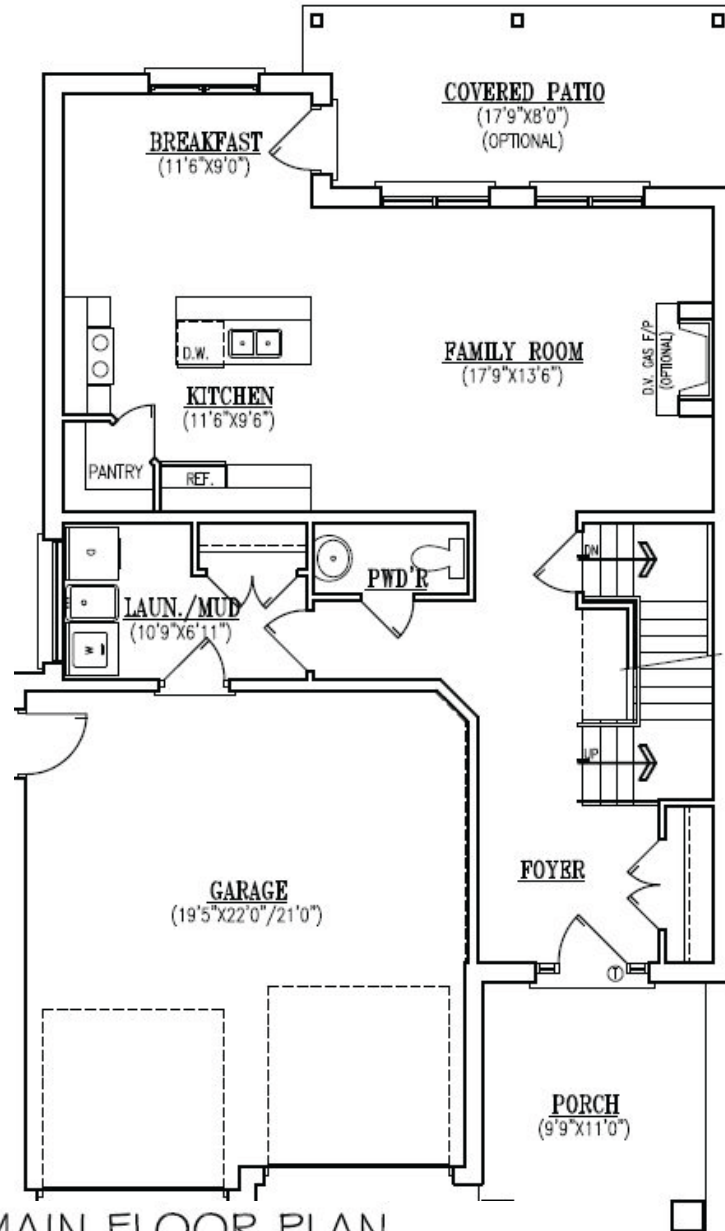
1874 TOTAL
SQ.FT.



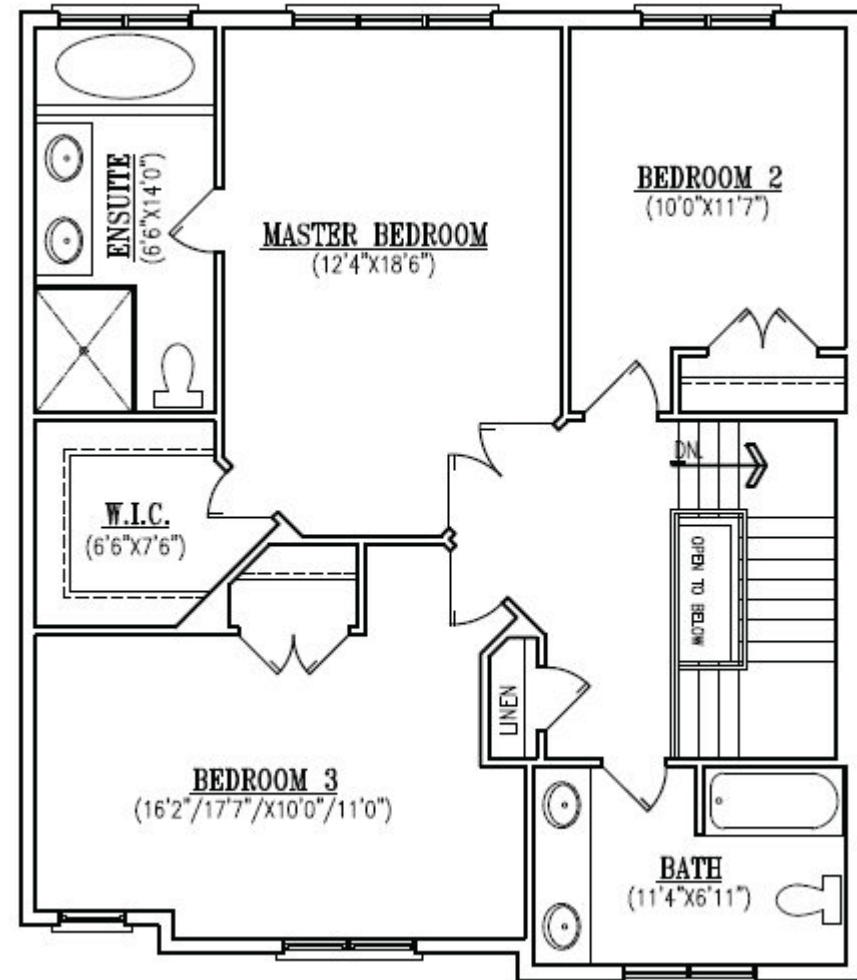
SELLING PRICE
\$999,950



THE BELLE



MAIN FLOOR PLAN
895 SQ. FT. (1874 SQ. FT. TOTAL)



UPPER FLOOR PLAN
979 SQ. FT. (PLUS 71 SQ. FT. OPEN)



EVERTON
HOMES LTD.



THE
BROOKLINE

THE
BROOKLINE



2201 TOTAL
SQ.FT.

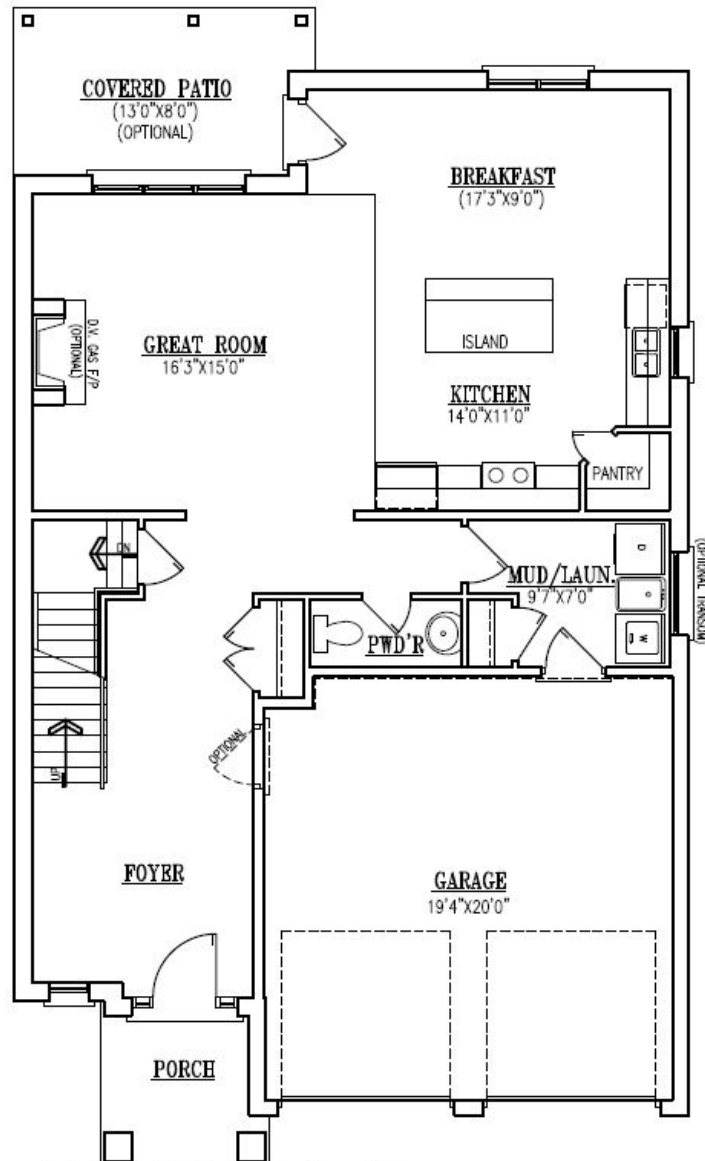


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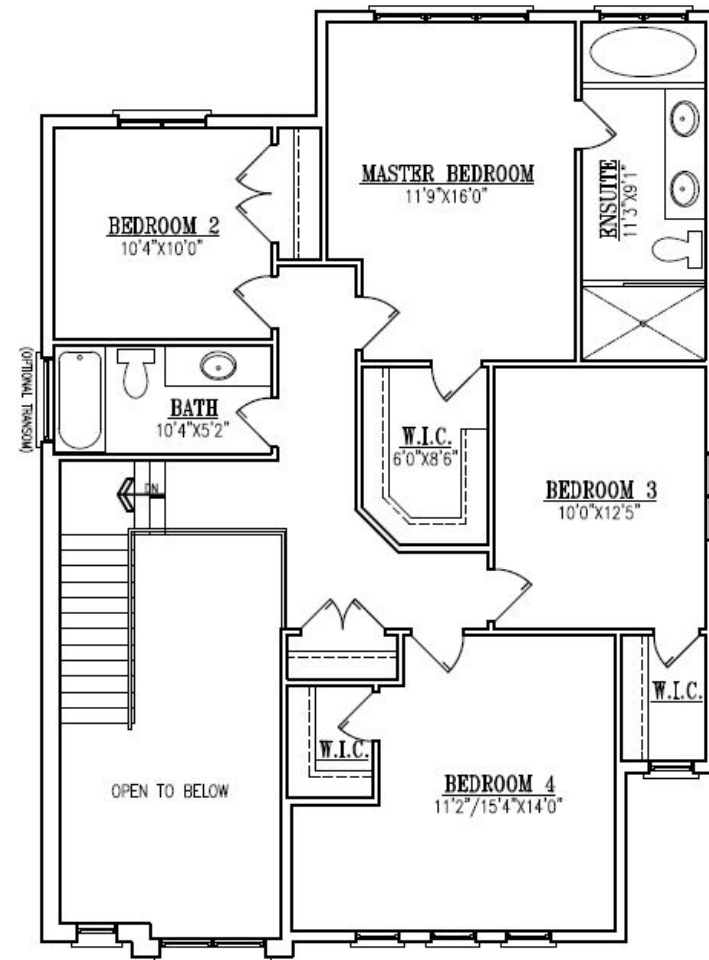
\$1,059,200



THE BROOKLINE



MAIN FLOOR PLAN
1047 SQ. FT. (2201 SQ. FT. TOTAL)



UPPER FLOOR PLAN
1154 SQ. FT. (PLUS 167 SQ. FT. OPEN)

The logo for Everton Homes Ltd. is located in the top right corner. It consists of two orange triangles pointing upwards, positioned above the word "EVERTON" in a large, dark grey, sans-serif font. Below "EVERTON" is the word "HOMES" in a smaller, orange, sans-serif font, followed by "LTD." in a very small, dark grey font.

EVERTON
HOMES^{LTD.}

The image shows a modern two-story house with a mix of materials. The ground floor is finished with light-colored stone or brick, while the upper floor is white. The roof is dark grey with a gabled design. On the left, there is a large front door with a small porch area. To the right, there is a two-car garage with dark grey doors. The house is surrounded by greenery, including trees and a lawn, under a clear blue sky.

THE
GIO

THE
GIO



2454 TOTAL
SQ.FT.

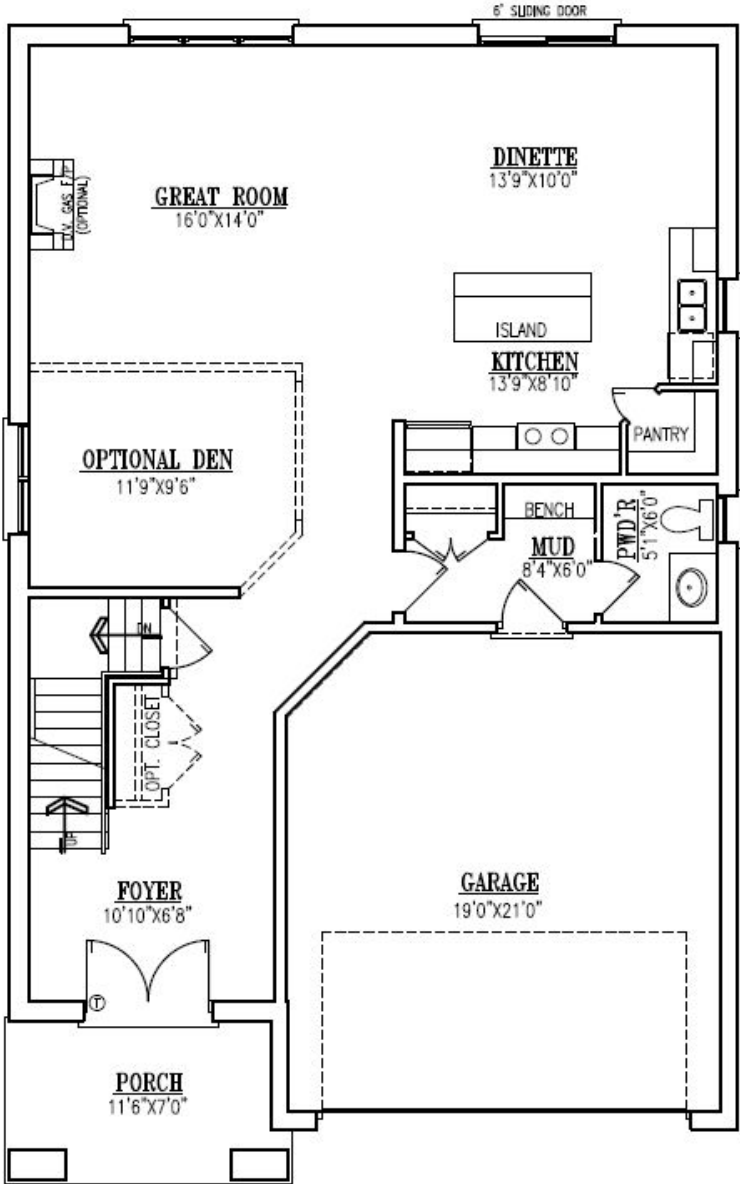


SELLING PRICE

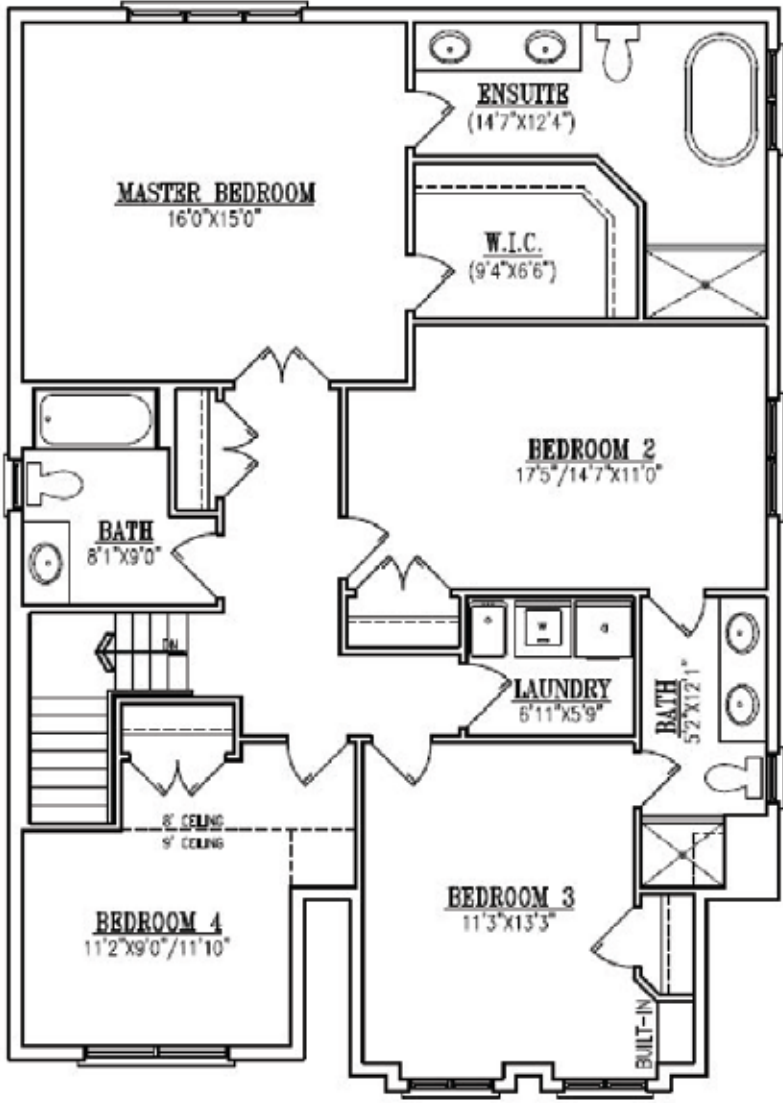
\$1,182,500



THE GIO



MAIN FLOOR PLAN
1069 SQ. FT.



UPPER FLOOR PLAN
1385 SQ. FT.



THE
GRACE


EVERTON
HOMES^{LTD}

THE
GRACE



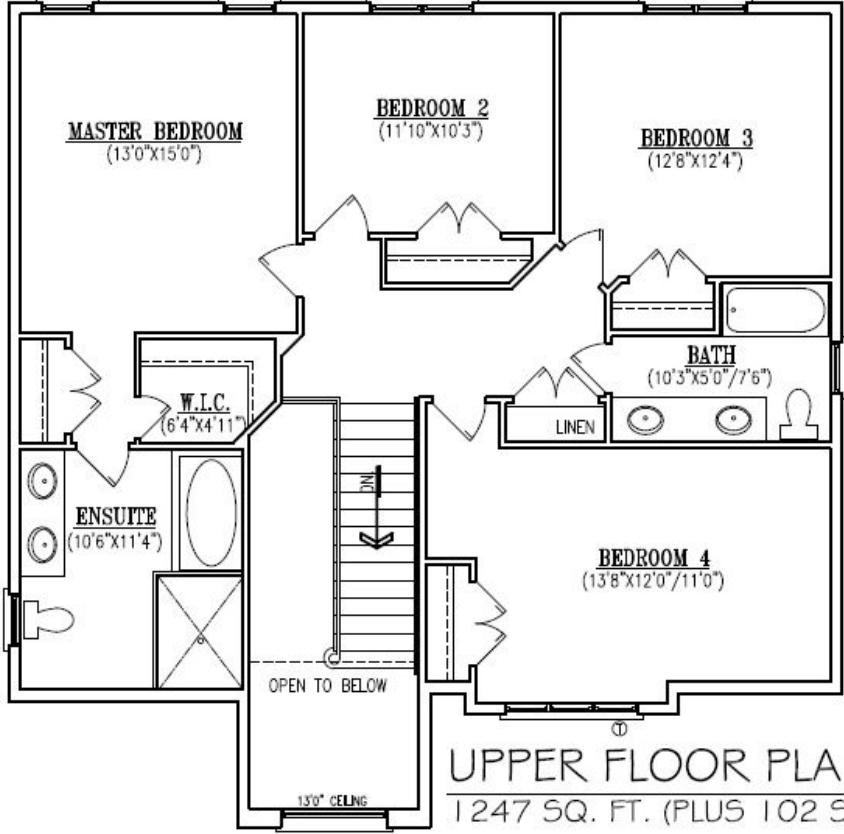
2523 TOTAL
SQ.FT.



SELLING PRICE
\$1,275,500



THE GRACE



The logo for Everton Homes Ltd. is located in the top right corner. It consists of three orange triangles of varying sizes arranged in a row, with the text "EVERTON" in a large, dark grey, sans-serif font above "HOMES LTD." in a smaller, orange, sans-serif font.

EVERTON
HOMES LTD.

The image shows a two-story house with a dark grey roof and white siding. The house features a large arched window on the left side, a central entrance with a small balcony, and a two-car garage with dark grey doors on the right. The house is set on a green lawn with trees in the background.

THE
MIDLAND

THE
MIDLAND



2810 TOTAL
SQ.FT.



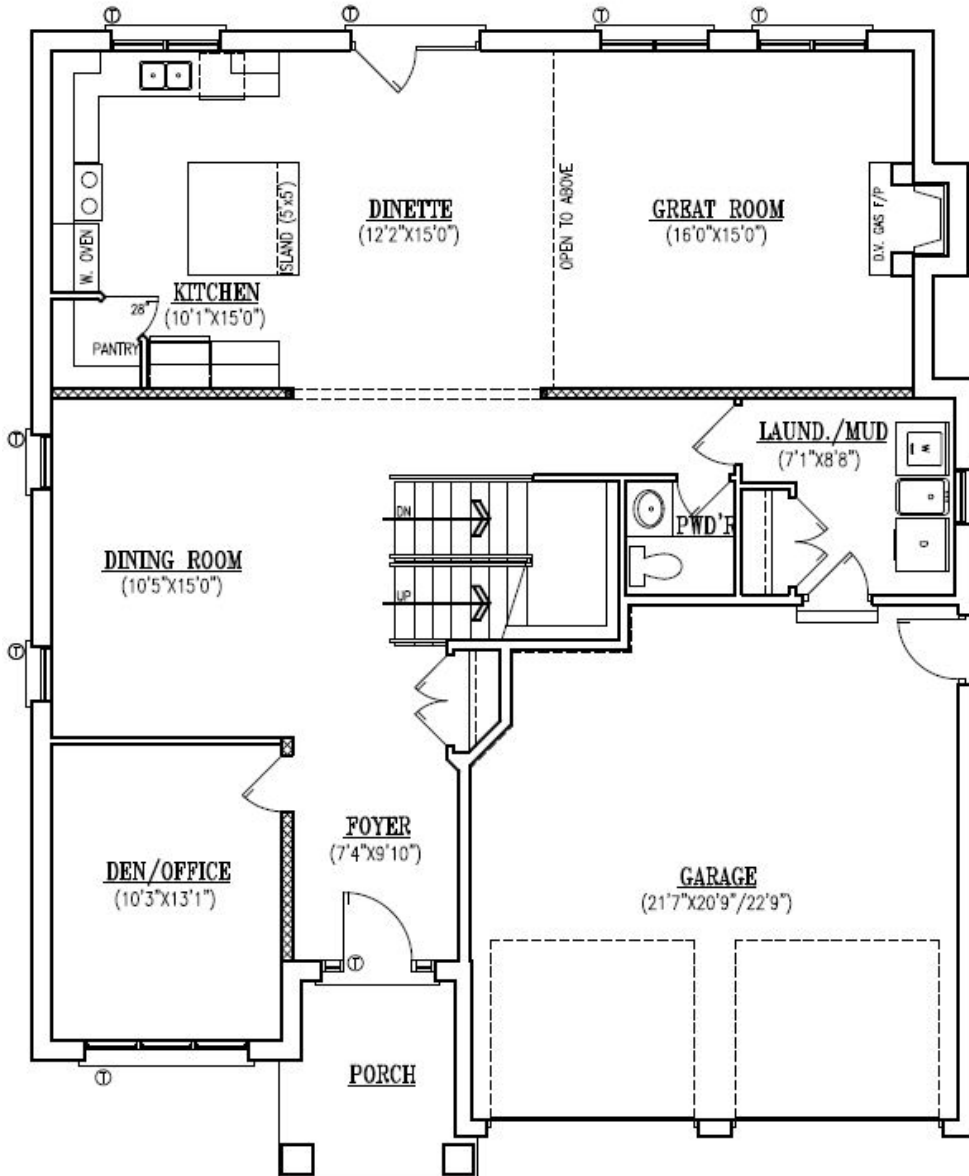
4

SELLING PRICE

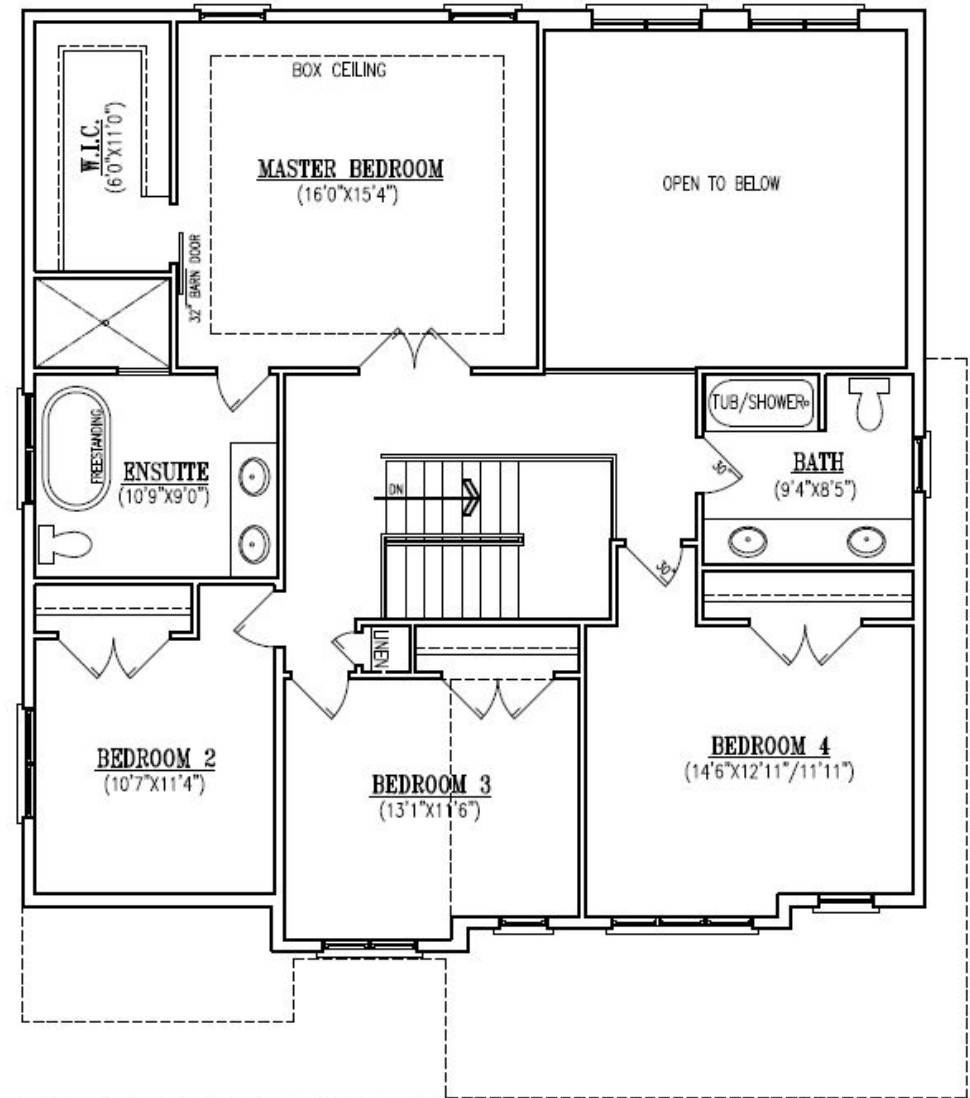
\$1,445,000



THE MIDLAND



MAIN FLOOR PLAN
1425 SQ. FT.



UPPER FLOOR PLAN
1385 SQ. FT. (PLUS 240 SQ. FT. OPEN)

The logo for Everton Homes Ltd. is located in the top right corner. It consists of two orange triangles pointing upwards, positioned above the company name. The word "EVERTON" is written in a large, dark grey, sans-serif font, and "HOMES LTD." is written in a smaller, orange, sans-serif font below it.

EVERTON
HOMES^{LTD.}

The image shows a two-story house with a modern design. The exterior is finished with light-colored horizontal siding. The roof is dark grey with two prominent gables. The front facade features a central entrance with a dark door, flanked by stone pillars. To the right of the entrance is a two-car garage with dark grey doors. The house has several large windows with dark frames. The background includes green trees and a clear blue sky. In the bottom left corner, there is an orange rounded rectangle containing the text "THE MILAN" in white.

THE
MILAN

THE
MILAN



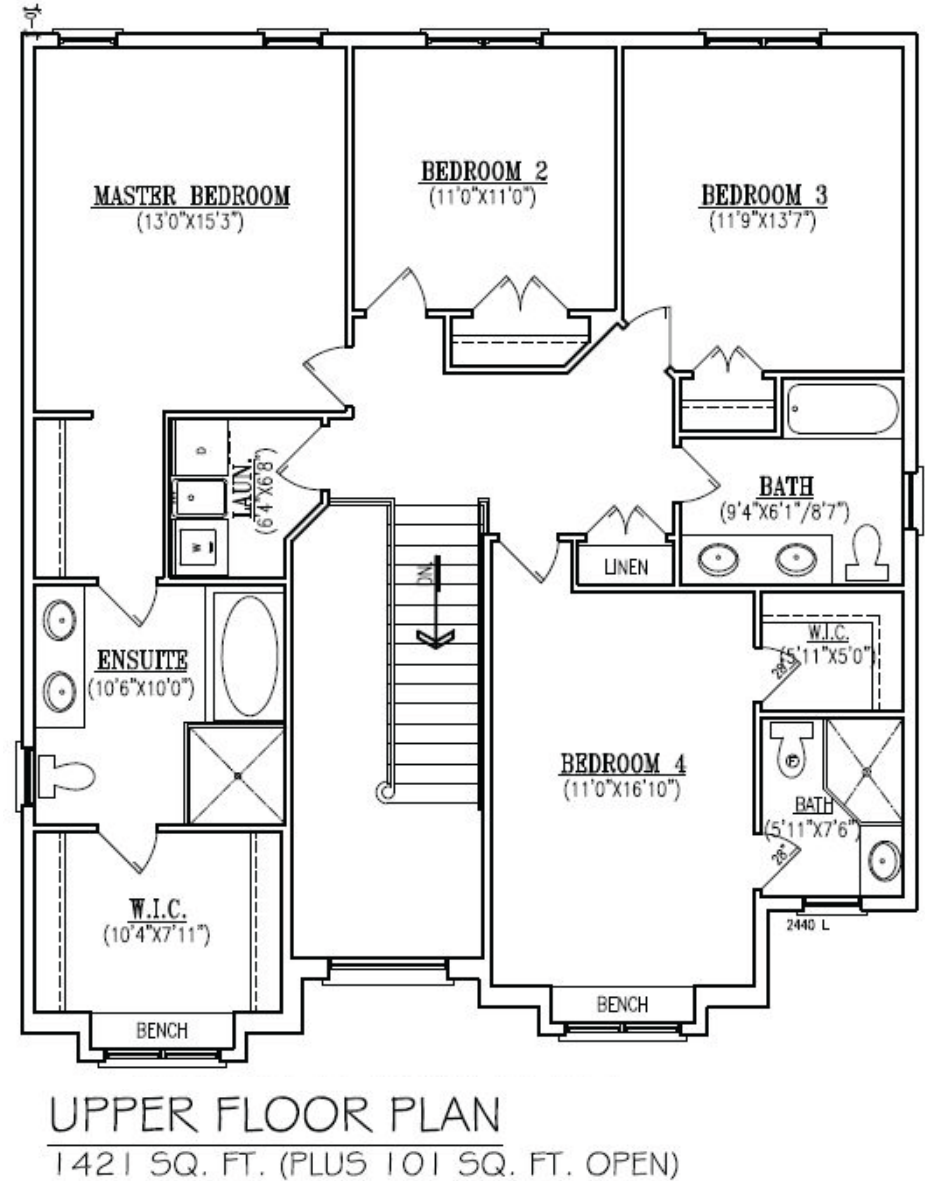
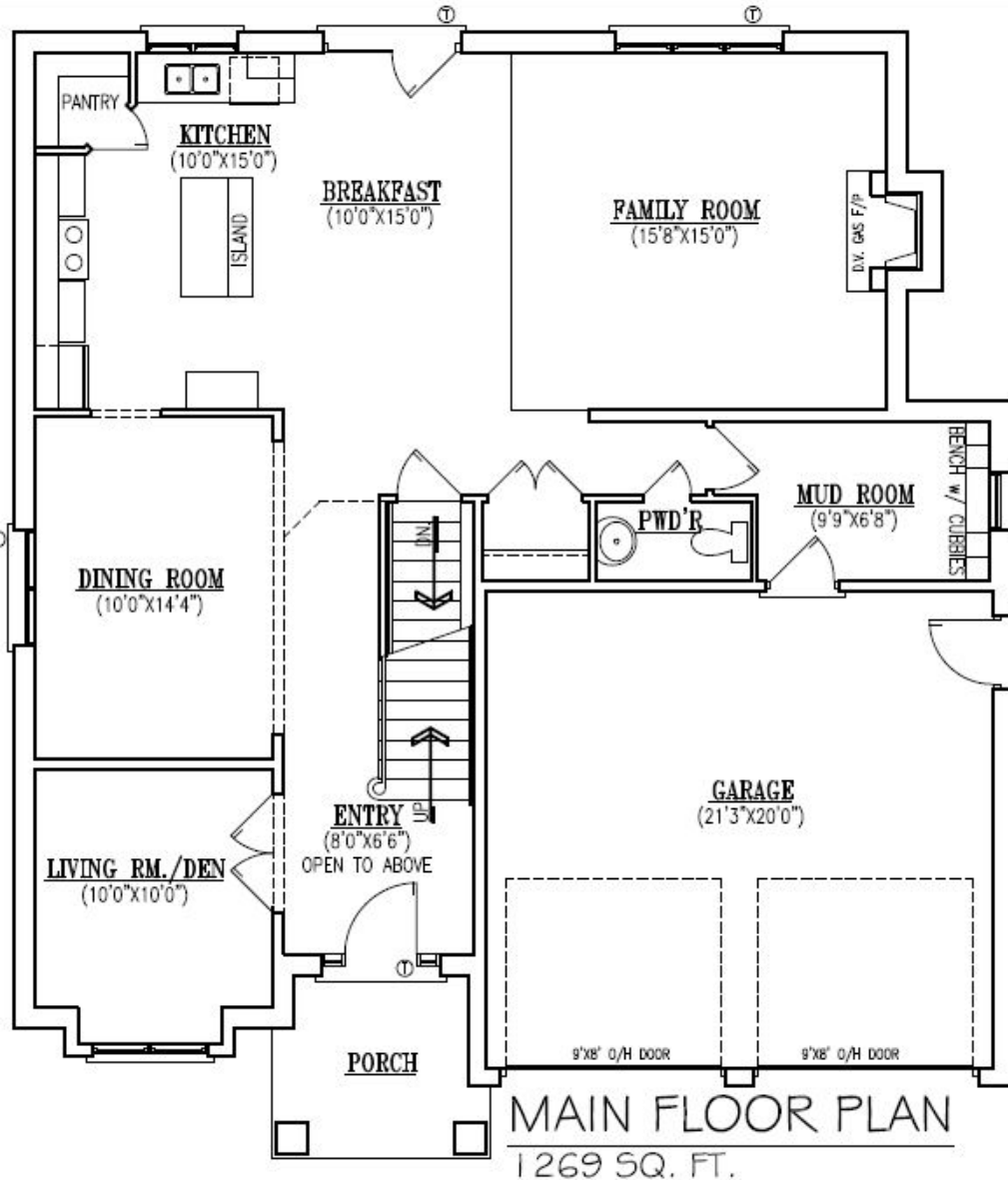
2690 TOTAL
SQ.FT.



SELLING PRICE
\$1,388,500



THE MILAN



THE
TURIN

OPTION 1 | TRADITIONAL

THE
TURIN
TRADITIONAL



2409 TOTAL
SQ.FT.

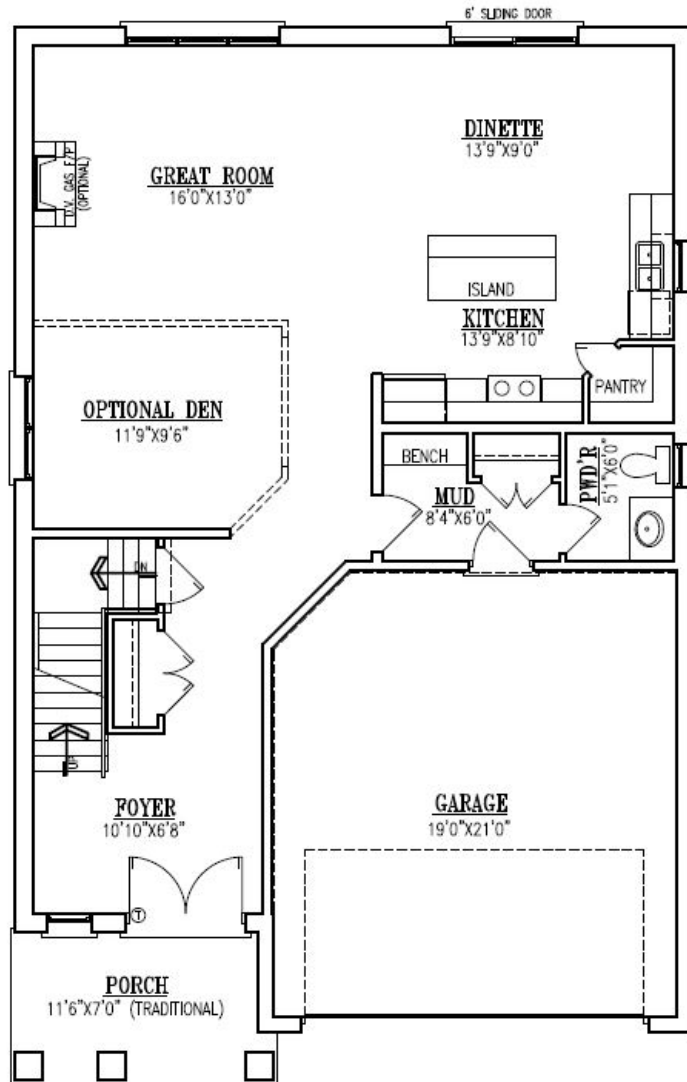


SELLING PRICE

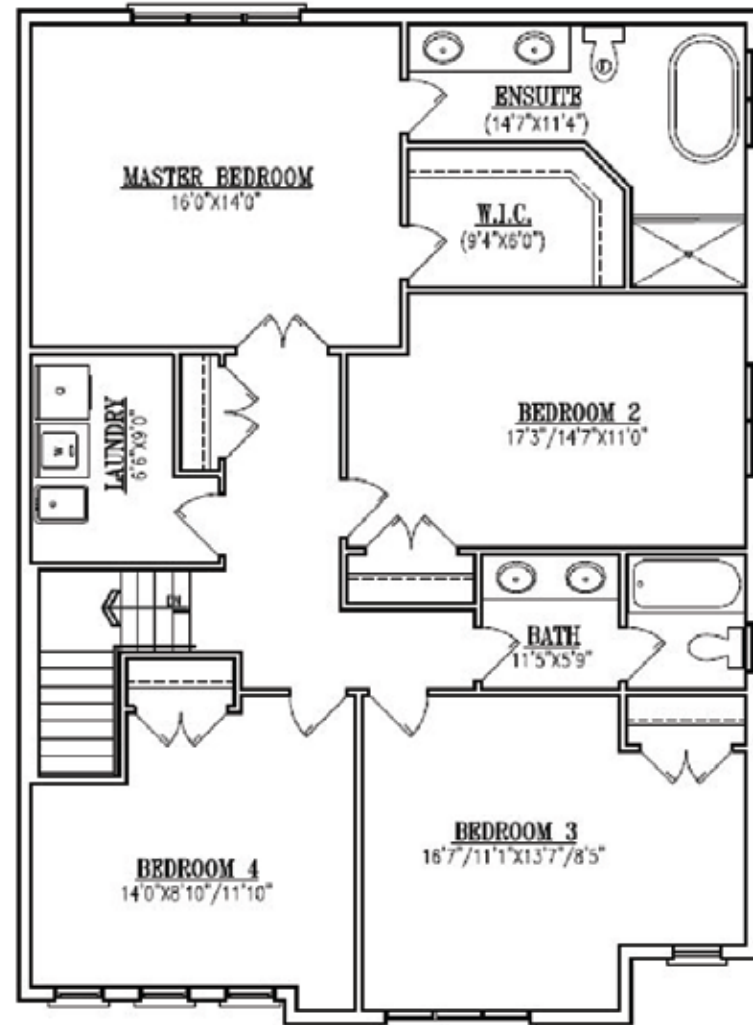
\$1,092,750



THE TURIN TRADITIONAL



MAIN FLOOR PLAN
1036 SQ. FT.



UPPER FLOOR PLAN
1373 SQ. FT.

THE
TURIN
MODERN


EVERTON
HOMES^{LTD.}

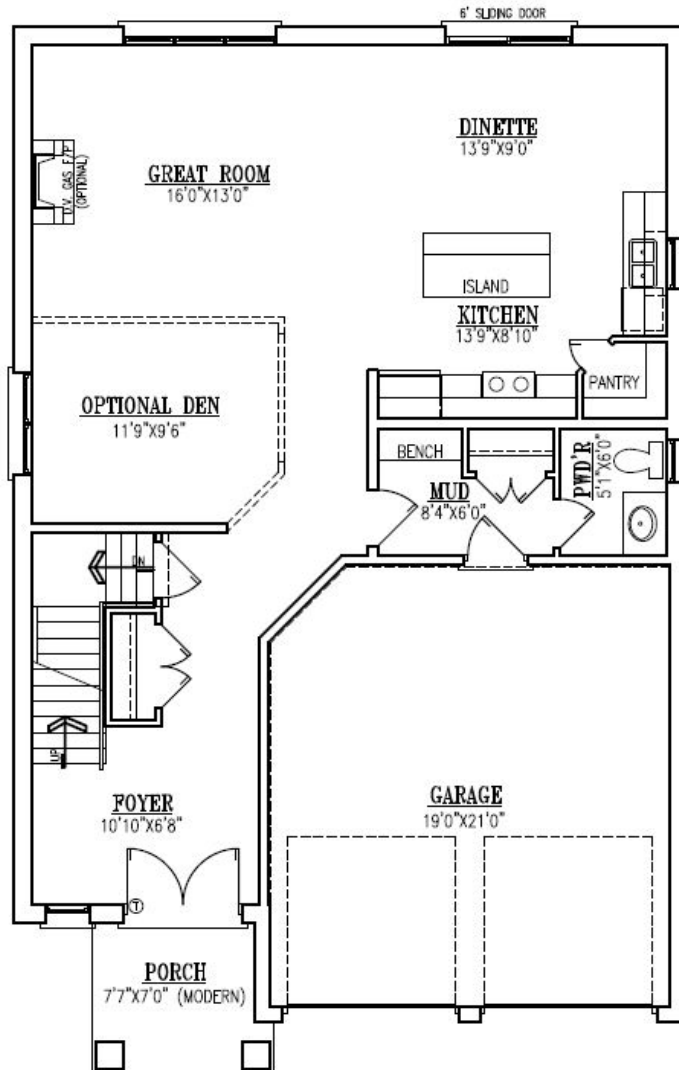
2409 TOTAL
SQ.FT.



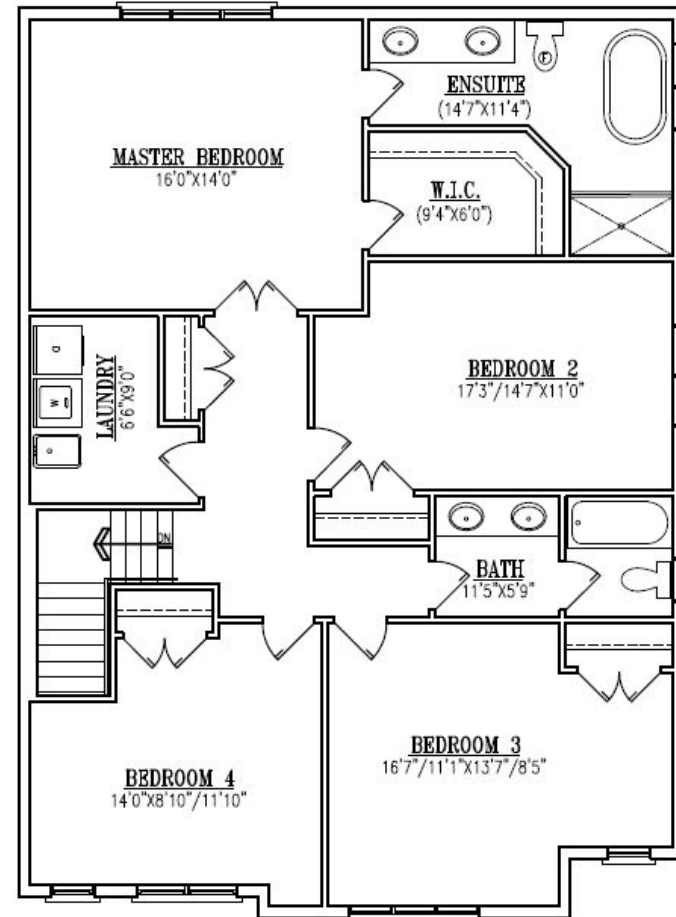
SELLING PRICE
\$1,095,400



THE TURIN MODERN



MAIN FLOOR PLAN
1036 SQ. FT.



UPPER FLOOR PLAN
1373 SQ. FT.



THE
VERONA


EVERTON
HOMES^{LTD}

THE
VERONA



2430 TOTAL
SQ.FT.

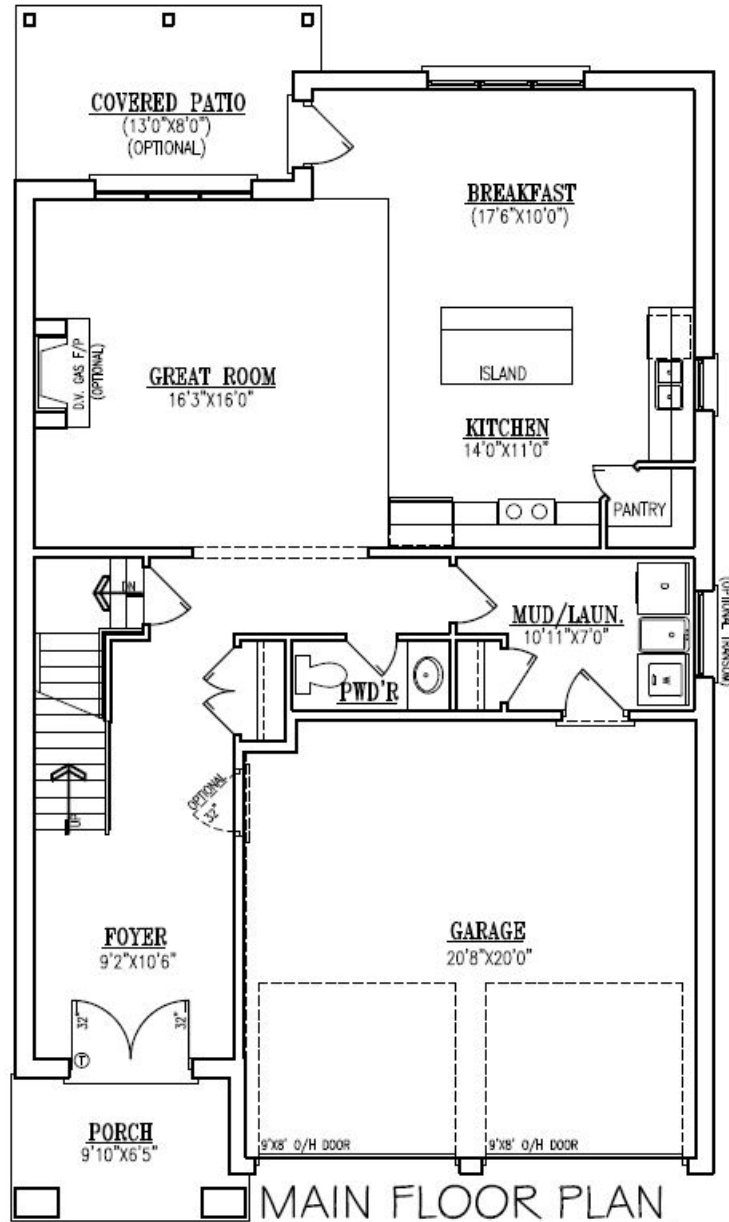


SELLING PRICE

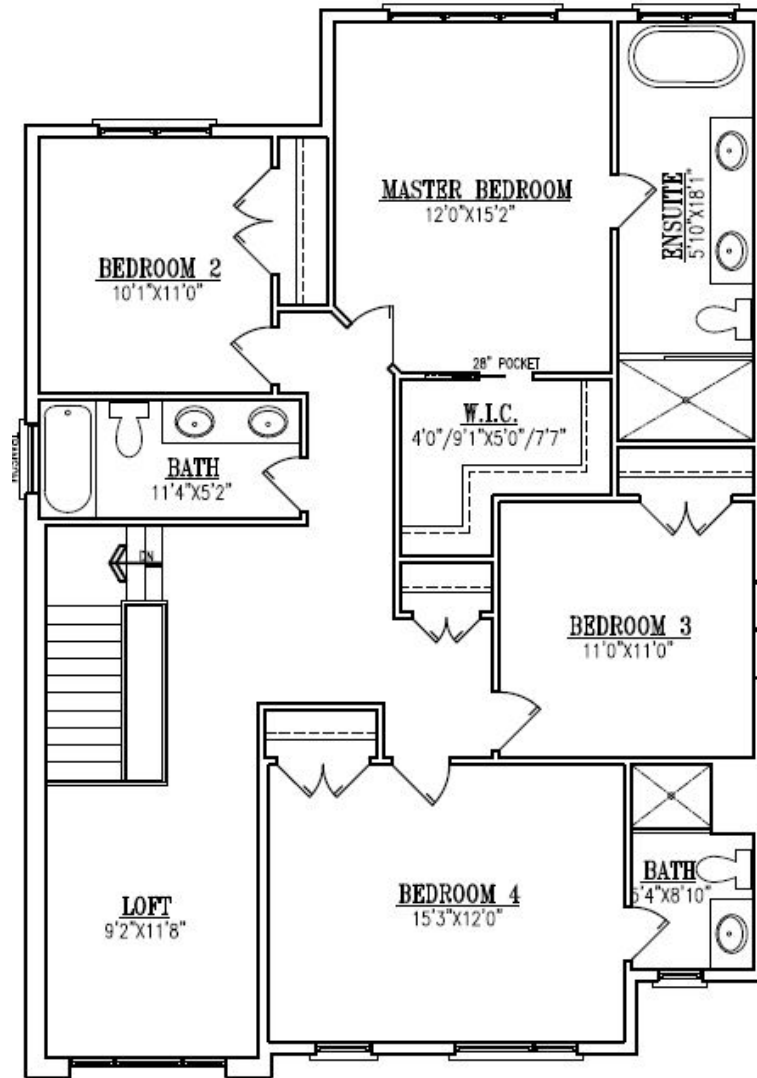
\$1,175,600



THE VERONA



1066 SQ. FT.



UPPER FLOOR PLAN

1364 SQ. FT. (PLUS 12 SQ. FT. OPEN)

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EVERTON
HOMES LTD.

The image shows a two-story modern house with white horizontal siding and dark grey trim. The house features a prominent gable roofline, a large front window with a grid pattern, and a two-car garage with dark grey doors. The house is set on a concrete driveway with a green lawn and trees in the background under a blue sky with light clouds.

THE
WENTWORTH

THE
WENTWORTH



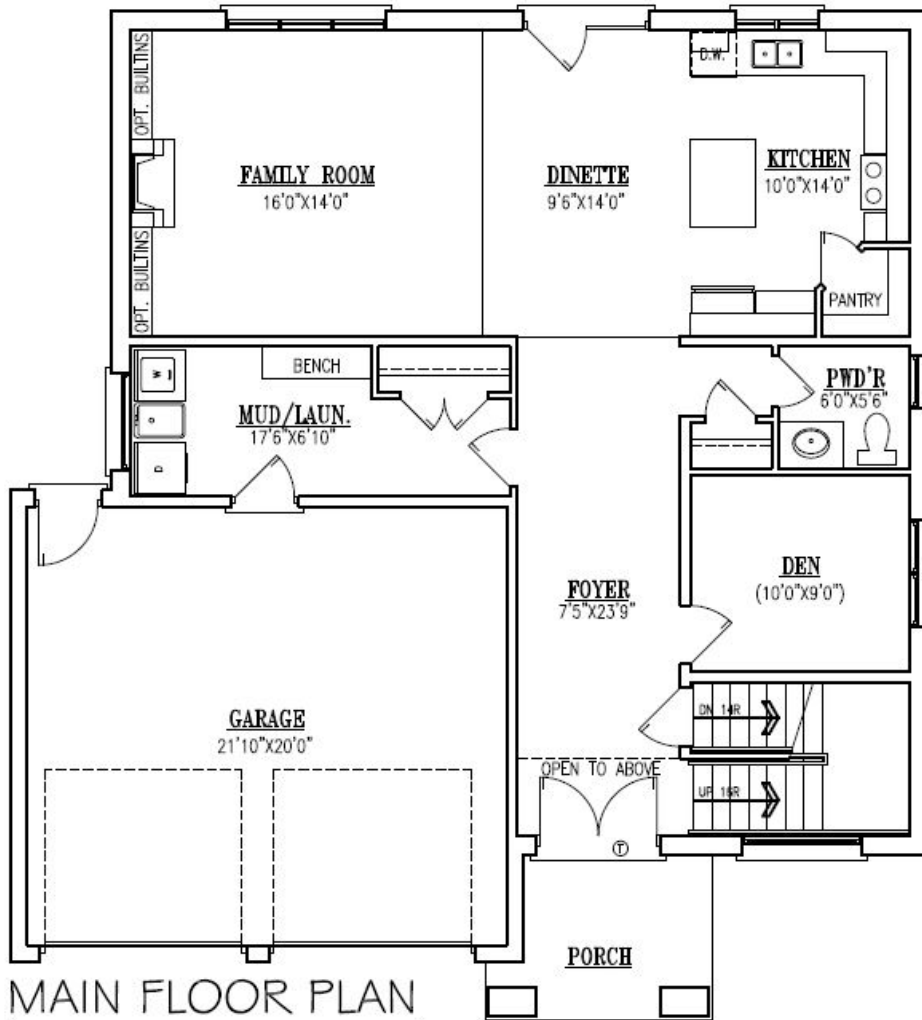
2371 TOTAL
SQ.FT.



SELLING PRICE
\$1,264,200

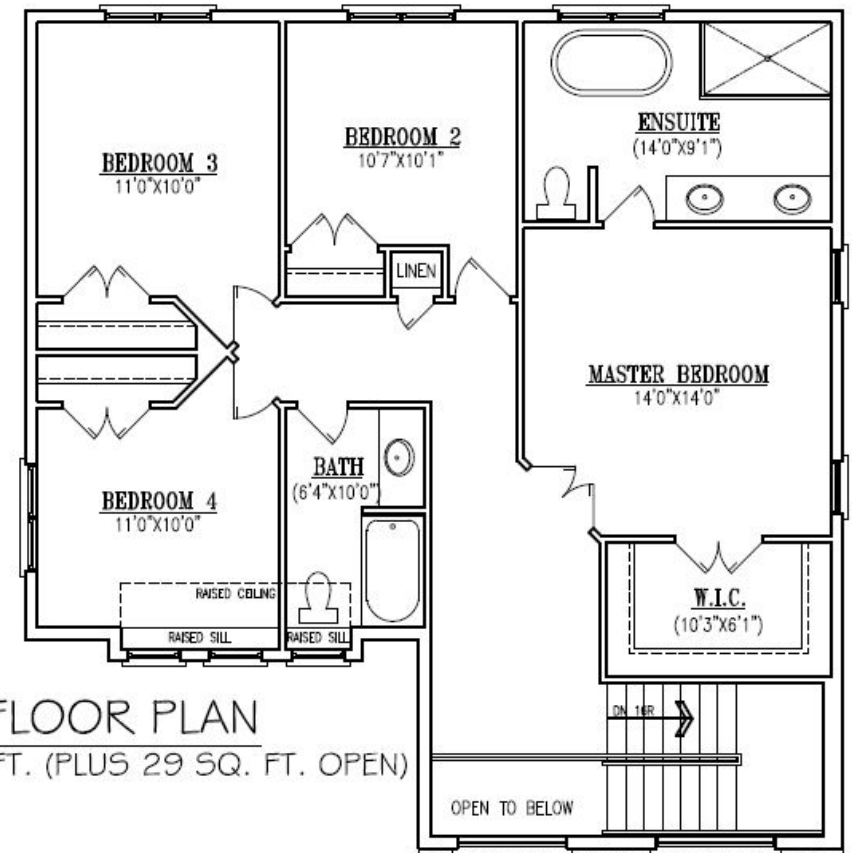


THE WENTWORTH



MAIN FLOOR PLAN

1149 SQ. FT.



UPPER FLOOR PLAN

1222 SQ. FT. (PLUS 29 SQ. FT. OPEN)

THE
WOODCREST

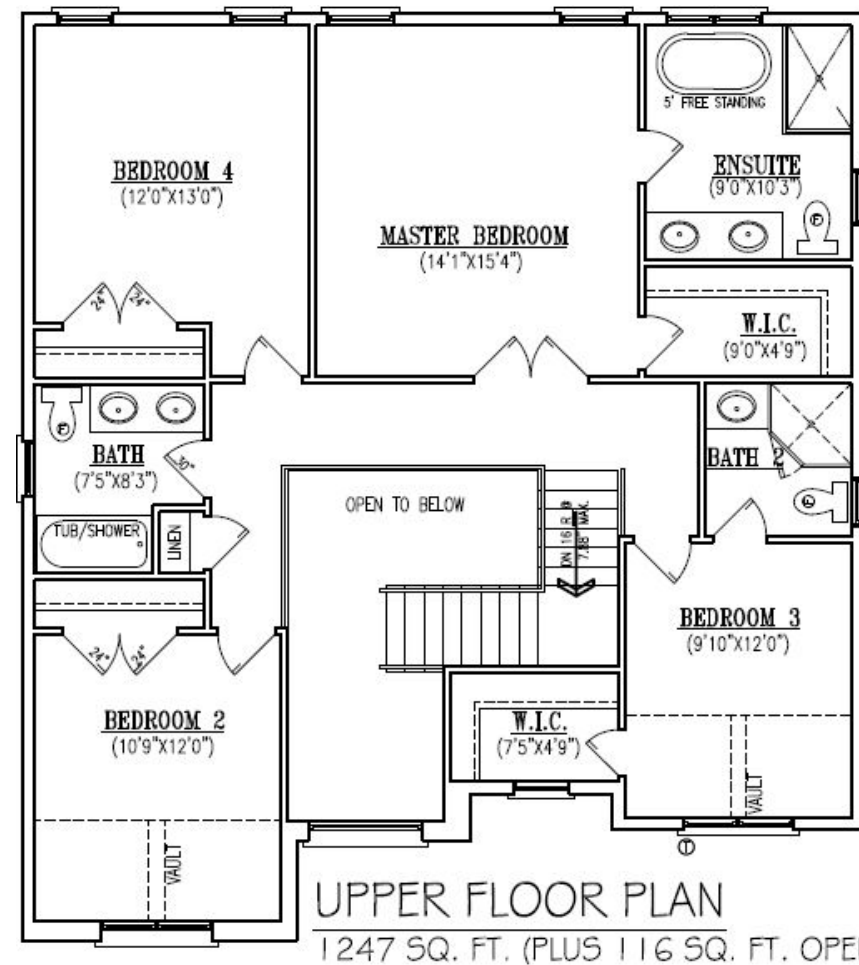
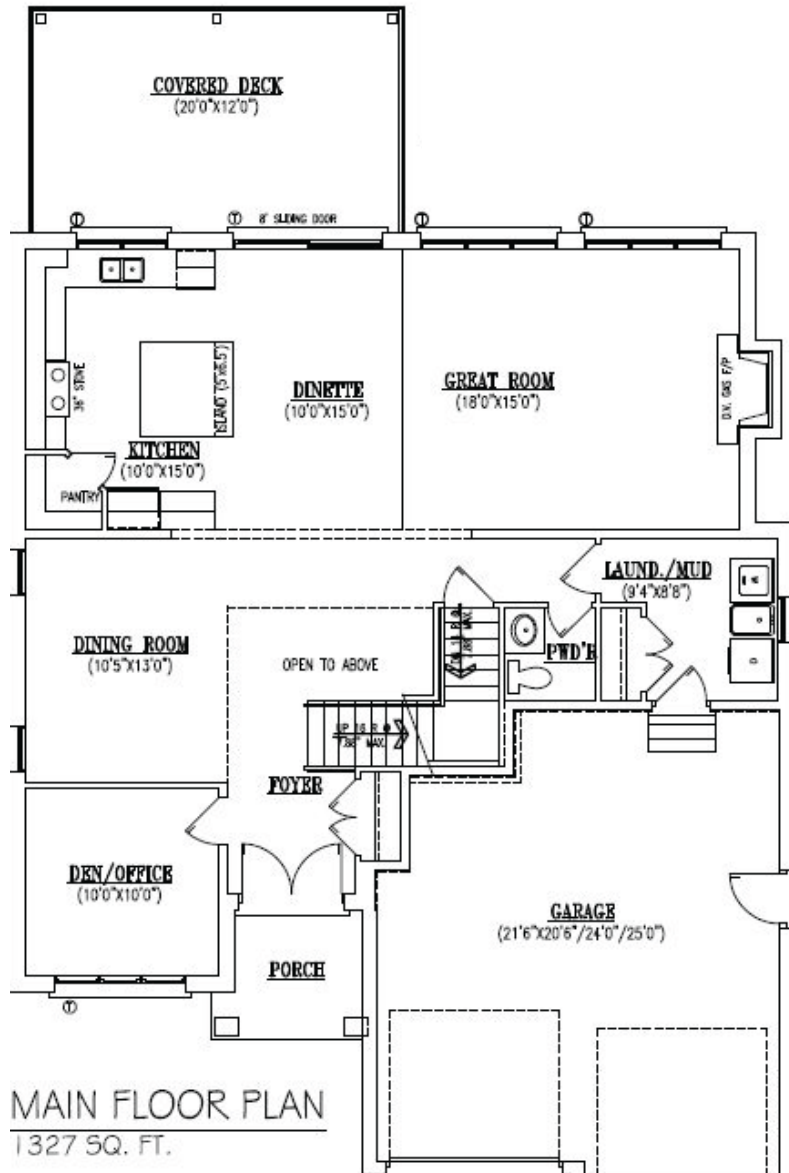
2574 TOTAL
SQ.FT.



SELLING PRICE
\$1,298,100



THE WOODCREST





PERMITS AND FEES

- Building permit from the City of London included.
- All lot levy fees included.
- Full survey including Surveyor's Real Property Report provided.
- All service connections included. (Hydro and water)
- ARION New Home Warranty Fee included.

SITWORK

- Excavate and backfill for foundation wall. (Backfill with onsite native material, unless recommended by others).
- Grade, supply and place topsoil.
- Install sanitary sewer, water service, hydro service, gas service, telephone service and cable service.
- Supply and place sod at front, sides and rear of property.
- 12"x12" Handy paver driveway, front walkway and precast front step.

Note: Features may vary from brochure, plans and actual working drawings.

FEATURES & FINISHES

FOUNDATION

- Poured cement footings, reinforced structurally with re-bar as per building code and engineer's requirements.
- Poured concrete foundation walls 9"x 7'10", reinforced structurally with re-bar as per building code and Engineer.
- Waterproof membrane around foundation walls as per building code and engineer's requirements.
- Weeping tile wrapped with filter cloth and ¾" clear stone placed around the exterior footings & connected to the sump pump.
- Sump pump to have one-year parts and labour warranty.
- Poured 3" concrete slab (25Mpa) basement floor with a 4" minimum ¾" clear stone base.
- Poured 4" concrete Garage floor (35 Mpa) to have a broom finish, sectioned and sealed at apron.

STRUCTURE

- Supply and install pre-engineered roof trusses.
- Clay brick max size from standard builder samples.
- Stucco as per plan.
- Stone as per plan.
- 9' first floor ceiling height and 8' on the second floor as per plan.
- 2"x 6" exterior stud walls 16" o/c, 1" Clefort Codeboard, Wind bracing and TyVek Home Wrap
- **Frame construction** with genuine clay brick with stucco accents (as per plans), aluminum soffit, fascia, and vinyl siding (colours to be chosen from builder's sample)
- **2"x10" floor joists with cross bridging, all 7/16" engineered** dura guard board tongue and groove subfloor are nailed, screwed and glued to floor joists.
- **3/8" plywood or 7/16" engineered roof sheathing LifeTime Ltd, Timerline HD Shingles.** Galvanized metal starter strip and coloured prefinished aluminum valley flashing.

Note: Features may vary from brochure, plans and actual working drawings.

FEATURES & FINISHES

SIDING

- Pre-Finished vinyl siding, continuous venting, aluminum soffit, fascia and seamless eaves troughs. As per plans.
- All exterior windows and door openings to be caulked using proper sealant.
- Customer to choose siding and aluminum colours from builder samples.

INSULATION

- R-20 insulation on exterior walls and R50 in ceilings. R-12 insulation on basement walls.
- 6 mil polys over all insulated areas.
- Form insulated sprayed around windows and doors.

WINDOWS & DOORS

- ENERGY STAR rated vinyl casement windows with standard grille patterns as per plan. 2-year full warranty. White interiors.
- Slide windows in basement. To be poured in place and White in Colour.
- Window colours in white, taupe or golden sable. (Optional colours available).
- Energy star rates glass terrace doors as per plan.
- Premium series insulated garage doors.
- Standard steel exterior doors as per plan. (Optional door styles available).

Note: Features may vary from brochure, plans and actual working drawings.

DRYWALL

- ½" drywall on interior walls in the living areas fastened by screws and 5/8" drywall on insulated ceiling.
- Interior walls, ceilings and garage will be dry walled and tape ready for paint.
- No drywall will be installed in basement, unless specified in contract.
- All ceiling on the first and second floor to receive orange peel texture finish, besides the closets, pantries and bathrooms.
- Decorative pillars as per plans.

PAINT FINISH

- All walls to be painted from builder samples. With 3 colour options.
- All wood trim and doors to be painted in semi-gloss. Eggshell paint in kitchen and bathrooms.
- Stain where applicable, 3 coats by brush application.
- Builder is not responsible for variations in stain colours shading due to grain variation in wood.
- All dry walled interior walls shall be painted with 2 coats with latex paint with roller and brush cutting application. (1 coat sealer and 1 coat finish)

Note: Features may vary from brochure, plans and actual working drawings.

LET'S CONNECT TODAY



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