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The listing price for this new custom built home is **\$759,000.000 HST included** and would be ready for the beginning of August 2025.

SPECIFICATIONS FOR LOT 9, Municipal #116 Aspen Parkway

H.S.T. REBATE SIGNED BACK TO BUILDER

The purchaser agrees to sign all necessary forms to assign the rebate of monies of the Harmonized Sales Tax to MP General Contracting.

OVERALL

Two story style home with an insulated 2 car garage as per blueprint
Living Area: 2062.2sf
8' 0" ceilings throughout the main floor.
Open to below front Foyer

GENERAL

The builder assumes responsibility for the following:

- Securing the required building permit
- Registration of the New Home Warranty
- Fire Insurance coverage during construction

EXCAVATION

Excavating, including digging of foundation, backfilling with on site material, and final grading. Water, Storm & Sewer, Hydro, Gas, Bell & Cable brought from road to house.

FOUNDATION

Exposed foundation is to be parged for aesthetic purposes only and carries no warranty
Foundation walls will be clad in a Delta bubble wrap or equivalent
8" foundation
16" x 6" footing (Footing has steel rebar installed along with rebar at top of wall)
Concrete for porch tops to be 32 mpa

Basement floors to be 25 mpa

Garage floor to have 32 mpa complete with saw cuts to allow for expansion

Standard foundation wall height is the upgraded 8' 4"

CONCRETE FLOORS AND PORCH TOPS

Provide concrete porch top floor at 32mpa

3" concrete basement floor at 25mpa

Garage floor to be 4" concrete at 32mpa and comes complete with saw cuts to allow for expansion.

LANDSCAPING

Sidewalk slabs to front door

Minimum two sidewalk slabs at side garage man door (if any)

Lot will be graded to the specifications of the local municipality where it has been disturbed for building

Lot will include up to 6000 sq. ft. of grass sod (extra cost for oversized lots)

NOTE: Grass sod is a seasonal product, and the Vendor does not guarantee that the grass will be installed at the time of closing (installation is based solely on favourable weather conditions and availability).

Standard grade paver stones will be installed to the front porch from the driveway. A 6' wide cast concrete front step will be included for the front porch.

DRIVEWAY AND FINISH

The driveway is to be brought from the road to the garage front at 21'10". The driveway initially includes 6"B gravel and 6"A gravel. Asphalt paving surface will be added the following year (and no later than one year) as weather permits to allow for proper settling of the driveway.

FRAMING

2x4 @ 16" o.c. bearing walls or steel beams in basement

2x10 floor joists kiln dried

2x6 studs @ 16" o.c. outside walls kiln dried

2x4 studs @ 16" o.c. inside walls kiln dried

3/4" Durastrand point SIX OSB T&G sub-floors to be nailed and screwed to joists

3/8" Plywood roof sheeting

R5 cladding on outside walls

Engineered roof trusses @ 24" o.c.

8' Walls on main floor

SHINGLES

GAF Timberline, raised profile, Lifetime shingles in Charcoal colour

BRICK

Main floor walls of Home to be bricked with Arriscraft – TVB Mystic Gray with Regular Mortar

SIDING

Siding area above the garage door, front door, window above front door, and side foyer windows – between and above them will have James Hardie St Laurent Espresso siding laid in a horizontal pattern. The sides and rear and across the front above on the second floor will have James Hardie horizontal siding colour Cobblestone. Aluminum soffits, fascia and 5” eavestrough are to be Kaycan Matchcoat Linen. Frieze board will be James Hardie Cobblestone.

WINDOWS

Standard windows are Low “E” Dashwood vinyl (frames are Black in colour) as per plan and to be slider, fixed, or casement style as the blueprint. The basement windows are white in colour and sliders.

EXTERIOR DOORS

Front Door is a fiberglass insulated exterior door from Dashwood Therma Tru S140 style with a S601SL side lite. Both door and side lite are painted Black. A solid fiberglass door is included for the garage to exterior in the S220 style. A 6’ wide by standard height patio door is included. Garage overhead door, Acadia Flush Panels series, 7’ tall x 16’ wide insulated (R-12) Black in colour. Also includes a garage door opener, keypad and fob is included

PLUMBING

MP Custom Homes uses the “Wirsbo Water System” for all water lines.
Laundry washtub with chrome faucet is included in the Basement
2 outside, frost free hose bibs (outside water taps) included
All sinks, toilets and exterior hose bibs include shut off valves

POWDER ROOM

Toilet with lined tank (Gerber Maxwell elongated, comfort height seat with soft closed seat- White)
Under mount rectangle Bristol B606 white sink from Casey’s
Single handle 4” faucet (Delta Lahara series - Chrome finish)
Rectangular Mirror over sink (frameless)

MAIN BATHROOM ON SECOND FLOOR

Toilet with lined tank (Gerber Maxwell elongated, comfort height seat with soft closed seat- White)
Two under mount rectangle Bristol B606 white sink from Casey’s
Two single handle 4” faucet (Delta Lahara series - Chrome finish)
Rectangular Mirror over sink (frameless)
Mirolin Liberty 1 piece tub/shower unit, comes with a chrome curtain rod
Delta Lahara series tub/shower faucet, with pressure-balanced valve (chrome finish)

ENSUITE

Toilet with lined tank (Gerber Maxwell elongated, comfort height seat with soft closed seat- White)

Two Under mount rectangle Bristol B606 white sinks from Casey's

Two Single handle 4" faucet (Delta Lahara series - Chrome finish)

Rectangular Mirror over sinks (frameless)

Zitta 60"x36" acrylic shower base with magnetic drain, three tiled walls, including a niche shelf and a roll top Mirolin Maynor Shower door in a chrome hardware finish

Delta Lahara series shower faucet, with pressure-balanced valve (chrome finish)

KITCHEN

One double compartment Undermount Bristol B1807 stainless steel Equal double bowl

Delta Trinsic pulldown single handle deck faucet (matte black finish)

Dishwasher hydro & water "rough in" only

Waterline included for the fridge

LAUNDRY ON SECOND FLOOR

Connections are installed for purchaser's washer and **ELECTRIC** dryer along with an exterior vent for dryer exhaust.

Dura pan under the washer with a drain will be installed

APPLIANCE HOOK UPS

The hook up/installation of appliances, such as a washer, dryer, stove, or fridge are not included in this Agreement, and is the responsibility of the purchasers, after the closing date.

The vendor will include installation of a Wall mount Canopy Range Hood in Stainless steel - Model WWW53UC0LS. The vendor will also include a Stainless-Steel Tub Dishwasher with Dual Power – Model MDB4949SKZ. The vendor will include the installation of the water line to the fridge, if applicable, on closing day. If the water line is to be installed at some future date, after closing, an installation charge may apply.

TOWEL BARS etc.

The supply and installation of towel bars, toilet paper holders, and grab bars, in bathroom areas, are not included in this Agreement.

INSULATION

R 25 (total, including batt and Energy Shield Foam) insulation as per blue print in walls of house

R 50 insulation blown into ceiling/attic of house

R 14 Roxul batts to the floor on exterior basement walls

R 5 continuous insulation on basement walls

Roxul Drain board applied directly to the outer (interior side) basement walls

R12 insulation in garage (non-house) walls, with R20 in the ceiling of garage

DRYWALL

½" drywall on wall and ½" CD board on ceiling

CEILINGS

Texture sprayed and troweled ceilings throughout except for bathrooms which will feature smooth painted ceilings.

INTERIOR TRIM

Interior Jeld Wen Cambridge Smooth series hollow core panel white doors throughout (several panel designs available)

Pantry door will be a single, floor length, frosted glass door.

Baseboards: 5 ¼" Beveled MDF painted white.

Casing: 3" Beveled MDF painted white.

STAIRS

Stairs to the second floor are to be all red oak, hardwood stairs, stained to coordinate with the flooring. Interior hand-railings to be Stain grade red oak in square style. Newel posts are a standard shaker style with square corner edges in stain grade red oak . Spindles are 2 -TL12x-30 and 1 TL98-1-30 evenly spaced are to be black metal.

Stairs to the basement are of spruce construction and are carpeted on the steps, risers, with stain grade red oak wood stringers that are stained to coordinate with the flooring.

HARDWARE

Front door to have a Schlage Solstice lever and Weiser Downtown square deadbolt in Satin nickel. Patio door has a standard patio door lock. The garage man door to the house will be Schlage Solstice lever style hardware with square backplate in satin nickel and include a deadbolt. All interior doorknobs/hardware to be standard Schlage Solstice lever style hardware with square backplate in satin nickel.

FIREPLACE

Electric Napoleon Entice 50" fireplace installed in 72" wide chase from floor to ceiling. The chase is painted Rooftop Garden CSP-765 from Benjamin Moore (colour only) . A modern style mantle is also installed above the fireplace.

CLOSETS

Wired shelving with rod in all closets

Wired shelving in all linen closets

Pantries, if any, will feature Deluxe shelving in white Melamine shelving.

FLOORING

The Foyer, Kitchen, Great Room, Eating Area, mudroom, second floor hallway and laundry closet will all be LVP RXR Rideware Town – Shortbread 6mm. The Ensuite shower walls will be ceramic tile – Centura Fusion POR90052 12X24 with Centure Sandwaves mosaic POR79984 in the niche. The Ensuite bathroom floor will be Centura Sandwaves POR900086 12X24. The Main bathroom floor and Powder room floor will be ceramic tile Centura Fusion POR90052 12X24.

12 x24. Bedroom 2, 3, 4 and Master bedroom and walk in closet and stairs to the basement will be carpet Beaulieu – Relaxing Getaway Warm Grey. The backsplash will be ceramic tile – Centura Artisan EQUAR24464.

CABINETS

The Kitchen cabinets on the perimeter will be shaker style cabinets in an MDF material in a Chiffon (White) colour and the island is a shaker style cabinet as well in a MDF material in the colour Aplin (green). The countertop is a quartz Quorastone Pashmina. The hardware throughout the kitchen a brushed nickle pull.

The Powder room will have a shaker style door in an MDF material painted Chiffon (white) and the countertop will be a quarts top MSI Carrara Miska. The hardware is a brushed nickle knob.

The Ensuite cabinets will be a shaker style cabinet in a MDF material in the colour Alpine (green) and a quartz stone countertop MSI – Calacatta Prado. The hardware will be a brushed nickle knob.

The Main bathroom cabinets will be a shaker style cabinet in a MDF material in a chiffon colour and the countertop is a quartz stone Wilsonart – Carrara Codena. The hardware is also a brushed nickle pull. The cabinetry layout is already designed as per mood boards presented.

PAINTING

Sherwin William Duration Flat paint is the product used

1 prime coat and 2 finish coats of paint on the walls, interior doors and trim.

1 prime coat and 2 finish coats of paint on fibreglass exterior doors.

Drift of Mist SW9166 from Sherwin Williams – Masterbedroom, Ensuite, walk in closet, Bedroom #2, #3, #4, Pantry and Main Bathroom

Standard trim colour is Chantilly Lace OC-65

Pure White SW 7005 from Sherwin Williams – Foyer, Kitchen, Powder room, Great Room, Mudroom, Laundry, main hallway, stairway, Eating Area

Rooftop Garden CSP-765 from Benjamin Moore (colour only) – Fireplace chase

BASEMENT

The standard basement is unfinished

1 floor drain

2 lawn service (outside taps) c/w vacuum breaker

1 submersible (sealed) sump pump c/w check valve installed in the basement
(Sump pump discharges to storm sewer if applicable)

Drain water heat recovery pipe installed

Soil gas mitigation system

HEATING AND COOLING

Armstrong 2 stage, 96% Hi-efficiency forced air gas furnace

Lifebreath, Simple ERV (Energy Recovery Ventilation)

16 Seer Armstrong Central Air

Programmable thermostat

Flow thru humidifier

Gas line roughed in to BBQ

Gas line roughed in to stove (standard electrical outlet for stove is also included)

1 50-gallon tank style, Bradford white power vent Rental water heater from Reliance Home Comfort, power vent gas hot water heater, (rental – Reliance Home Comfort) includes a rough in for a recirculation pump

ELECTRICAL

All wiring to be copper in the house and done to code.

200 amp. Automatic circuit breaker panel

2 weather proof outside outlets.

C.O. & Smoke Detectors wired in to Code (including strobe light style detectors as required)

Bathroom exhaust Fans installed.

Rough in and hookup for 4 Bell RG6/CAT 6 outlets

A Lighting Fixture budget of \$2,200 with HST is included for this house

15 pot lights are installed throughout the home (interior, exterior and showers)