



103 Gaylord Road
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The listing price for this new built home is \$824,900.00 HST included, and is ready as of December 2024.

The home will feature:

- 1500 sq. ft. bungalow with Brampton clay brick on the sides and rear in colour Crystal Grey. The front façade includes an Arriscraft stone skirt in Fresco: Greige colour with Honey White Mortar, approx. 2'10" high, that wraps around the right and left sides approx. 2'. With James Hardie board and baton siding in Aged Pewter colour installed above the stone skirt and sill and applied to the two roof gables above the garage.
- Timberline 25 year warranty Asphalt singles in Pewter colour
- Insulated two car garage with one insulated 7' tall x 16' wide Garaga Acadia series (R12) roll up doors in Black colour with two long clear windows at the top
- Garage door opener are included with a keypad and two fobs
- Garage includes a man door to outside.
- Covered front porch with three Classic style 8"x8" porch posts set on three Arriscraft stone knee columns, painted a charcoal colour. Front porch does NOT include a railing. The front porch will include a cast concrete step to the walkway (normally we use the chiseled look step)
- Single front entrance door with a ¾ length Axis glass along with a clear glass fixed transom window above the door and ¾ length Axis glass side lite.
- Includes 9' ceilings throughout the main floor.
- 9' ceilings also include taller windows in the front and rear elevation walls.
- A cathedral ceiling is included for over the Great room and kitchen area.
- The front foyer/hallway will include a 10' tall ceiling.
- 10' high tray ceilings in the Master Bedroom and Dining Room
- Taller 8' 4" foundation wall height for greater headroom in the basement is included
- This house is a Net zero home and the features of it are:
 - o Armstrong 45 2 Stage furnace with a Gree flex heat pump GUD36 17 seer AC
 - o ERV (Energy Recovery Ventilation) system
 - o Flow through humidifier

- Echobee thermostat
 - 9” thick foundation walls, with 2x6 framing and an R22 Roxul insulation, and an Aero Barrier air sealing spray
 - The walls and basement floor have a closed cell spray foam insulation, the ceiling has an R60 blown in insulation
 - Triple pain windows on the main floor
 - On the main floor walls, there is a 2” Rigid R10 insulation and a R20 batt insulation
- GAF Timberline lifetime raised profile shingles on roof.
 - Upgrade Casey’s Creative Kitchens, Kitchen, Dining room space and bathroom cabinetry throughout. Kitchen cabinets are extended to the back patio door wall and an 8’ island is included. Under cabinet lighting is also included
 - All cabinetry throughout the main floor includes Essentials series Quartz counter tops.
 - Kitchen also includes a backsplash
 - basement bathroom includes a standard laminate countertop
 - Kitchen includes an MP pantry with four Deluxe style MDF shelving and a painted Trimlite standard series door with single frosted glass insert.
 - Four-piece Ensuite includes a custom tiled shower with a one-piece Coni Marble base and a custom glass enclosure on two sides with swing style glass entry door and Niche in the Shower, double vanity, and a comfort height, elongated bowl toilet.
 - Main bathroom includes a Mirolin Liberty one-piece fiberglass tub/shower unit (comes with a shower curtain rod), single vanity and a comfort height, elongated bowl toilet.
 - I have included a 6’ wide sliding patio door for the rear of the kitchen area.
 - The lot will be fully sodded.
 - An asphalt paved driveway is included.
 - Standard grade sidewalk slabs will be installed from the driveway to the front porch step. Two sidewalk slabs will also be installed at the side man-door entrance to the garage.
 - The stairs to the basement will be of spruce construction and carpeted on the steps and risers, stringers is stain grade Poplar wood material and stained to match the floor
 - The stair railing will include stain grade Poplar wood newel posts and railing in the standard Shaker style and include black metal spindles with a two plan, one decorative equally spaced pattern
 - The Great-room, Dining area, Kitchen, the Eating area, and hallway towards the Main bathroom will include Builders grade Laminate plank flooring (or equivalent).
 - The front Den, the Master bedroom, along with the walk-in closet will also include Builders grade carpet flooring
 - The immediate front foyer area, mud room/laundry room, main bathroom, and Ensuite will include ceramic tile flooring.
 - Ensuite included a custom coni marble base shower with two glass panels walls and swing door. Including a custom niche and black hardware.
 - All main floor window frames are black on the exterior only and interior will be standard white.

- The basement windows include standard white window frames.
- A gas line will be roughed in for a BBQ.
- A gas line will be roughed in for a gas stove (the stove area will also have an electric stove outlet to Code).
- The laundry hookups will be set up for an electric dryer, on the main floor
- Two each Frost-free exterior taps are included.
- 3" painted MDF casing around all windows and doors
- 5.5" painted MDF baseboards throughout finished areas
- The interior hardware includes standard Schlage Solstice series lever style doorknobs in a black finish (or equivalent)
- Walls throughout are painted with three different Sherwin Williams colours in a flat finish Duration quality paint.
- The garage is painted with one coat of white primer.
- Standard Jeld Wen Cambridge smooth style interior doors throughout
- A stainless-steel dishwasher and chimney style range hood are included. No other appliances are included.
- Fully finished basement is included – a 411sf Rec Room two bedrooms and a three-piece bathroom. The Rec Room and Bedrooms are finished with carpet and the bathroom is finished with a vinyl flooring
- Completion of this home is to be Dec 12, 2024.
- Pricing for this home includes Tarion warranty, standard PDI walk through prior to closing and all new home build warranties.

Ashley Bale

New Home Sales Representative