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The listing price for this new custom built home is **\$675,000.000 HST included** and would be ready for the end of December 2025.

**SPECIFICATIONS FOR LOT 10, Municipal #35 Old Couse Lane Unit #20.**

**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.

The Purchaser is responsible for securing his/her own financing and will pay all costs associated with securing funds, such as legal fees, appraisals, etc.

**OVERALL**

Single story bungalow style condo home with an insulated double car garage as per blueprint

Living Area: 1500 sq. ft.

9' 0" ceilings throughout the main floor.

**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 onsite 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 and min. 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"

## **LANDSCAPING**

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

**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 on the front porch from the driveway. A 6' wide cast concrete front step will be included for the front porch.

**Note:** Following final grading, proper settlement must occur to the lot before any type of permanent driveway, walkway, or patio finishes, such as poured concrete, can be applied. Soil movement will also occur when the lots on either side of the lot herein described, are excavated. The purchaser agrees to refrain from installing any permanent walkways, patios, driveway finishes, pools (inground or above ground), fences, sheds, garden terracing etc., until the foundations are installed on either side of the lot herein described, and until proper settlement has occurred to the lot. The Vendor will not be held responsible for any issues arising from the installation of these items listed above by the Purchasers, prior to final grading, when a Final Grading Certificate is issued to the Vendor. Any alterations to the Municipally approved final grade of the lot, by the Purchasers, is the sole responsibility of the Purchasers to remedy.

## **DRIVEWAY**

The driveway is to be brought from the road to the garage front. 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  
¾" 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 Pewter Grey

## **BRICK**

Side and rear main floor walls will be bricked with standard grade Brampton Clay bricks – Mountain Grey

## **STONE**

A stone skirt is to be installed across the front of the house as per plans and three stone knee columns along the front of the house and will be Arriscraft Laurier Midnight grey w/ onyx stone.

## **FRONT POSTS**

Three 6x6 pressure treated posts are included under the front overhang on the porch and will be wrapped in 8" x 8" PVC material cladding in a classic style and to be painted the colour Kayan – Charcoal Grey.

## **REAR POSTS**

Two 6x6 pressure treated posts are included under the rear roof overhang on the concrete porch and will be wrapped in 8" x 8" PVC material cladding in a classic style and to be painted the colour Kayan – Charcoal Grey.

**Note:** *A front porch railing is NOT included in this Agreement. In the event that a porch railing is required due to grade conditions (ie. The porch top is more than 24" above the final grade), the extra cost for a railing will be an added cost to the purchaser on closing day. The type of railing will be agreed to by both the Purchaser and the Vendor and will conform to individual Subdivision Architectural restrictions. The Vendor will work towards eliminating the need for a railing where possible.*

## **SIDING**

All areas of siding on the front that are board and baton style are to be James Harding 8" in the colour Cobblestone. The Cedarshake style siding will be James Hardie in the colour Aged Pewter. The rear siding area will be horizontal James Hardie in the colour Cobblestone.

Aluminum soffits, fascia and 5" seamless eaves, will be Kaycan Charcoal.

## **WINDOWS**

Standard windows are Low "E" Dashwood vinyl, frames are the colour Charcoal on the outside. On the inside they are standard white. They are to be as per plan and to be slider, fixed, or casement style as the blueprint. Basement windows, if in foundation are to be white frames, pour in place, sliders.

## **EXTERIOR DOORS**

Front Door is a Craftsman style with glass on top, fiberglass insulated exterior door and one full length glass side lite. A 2'8" wide garden patio door is included off the Great Room.

## **GARAGE DOOR**

One garage overhead door, Garaga Acadia series 8' wide x 16' tall insulated (R-12) raised panel garage door along with 4<sup>th</sup> row windows, and in standard pre painted Charcoal with a garage door opener, keypad and fob is included

## **REAR ROOF OVERHANG**

Flat ceiling rear roof overhang off the Great room approx. 16' 6" x 13'3 1/2". Set on two 6x6 PT post on cement piers with the ceiling being finished with alum soffit, colour of your choice.

## **REAR PATIO**

Rear concrete patio under the rear roof over hang approx.. 16' 6" x 13' 3 1/2" with a brushed finish. The two 6x6 PT posts with have 8"x8" PVC wrapped material in a classic style, painted Kaycan Charcoal.

## **PLUMBING**

MP Custom Homes uses the "Wirsbo Water System" for all water lines.

Laundry washtub with chrome faucet is included in the basement mechanical room

2 outside, frost free hose bibs (outside water taps) included

All sinks, toilets and exterior hose bibs include shut off valves

## **MAIN BATHROOM**

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

Casey's provided sink

Delta Nicoli Single Handle faucet M#: 15849LF-BL

Rectangular Mirror over sinks (frameless)

Mirolin Madison one piece shower unit with curtain rod

Delta Nicoli Monitor 14 Shower M#:142749-BL

## **ENSUITE**

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

Two Casey's provided sinks

Two Delta Nicoli single handle faucet M#: 15849LF-BL

60" Zitta shower base with a white magnetic drain and Mirolin roll top shower door in black.

Delta Nicoli Monitor 14 shower faucet M#: 142749-BL

## **BASEMENT BATHROOM**

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

Casey's Provided Sink

Delta LAHARA Single Handle Centerset Faucet M#: 538-MPU-DST

Delta LAHARA Monitor® 14 Series Tub and Shower Trimmodel#: T14438

Rectangular Mirror over sinks (frameless)

Mirolin Liberty TS5 1 piece tub/shower unit, comes with a shower curtain

## **KITCHEN**

Bristol – Double Equal bowl undermount in Pear Black – sink

Delta Trinisc Single handle M#: 9159-BL-DST

Dishwasher hydro & water "rough in" only

Waterline included for the fridge

## **LAUNDRY ON MAIN FLOOR**

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

## **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 purchaser supplied (must be a new appliance) dishwasher, or microwave range hood. 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.

## **APPLIANCES**

Appliances are not included in this Agreement.

## **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 blueprint in walls of house

R 50 insulation blown into ceiling/attic of house

R 14 Roxul batts to the floor on exterior 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

## **BASEMENT SPRAY FOAM INSULATION**

Entire basement is to have spray foam insulation under the cement

## **DRYWALL**

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

## **CEILINGS**

Cathedral ceiling in the Great Room, Dining and Kitchen as per plans attached  
Texture sprayed and troweled ceilings throughout except for bathrooms which will feature smooth painted ceilings.

## **INTERIOR TRIM**

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

Baseboards: 5 ¼" MDF painted white.

Casing: 3" MDF painted white.

## **STAIRS**

Interior hand-railings to be Stain grade Poplar with black metal spindles in standard style. Newel posts are a standard shaker style in stain grade Poplar.  
Stairs to the basement are Poplar stringers with spruces construction risers and treads that will be carpeted.

**Note:** The purchaser agrees that in the case of staining of the staircase railings and newel posts and stairs (if any), the stain is not guaranteed to match with surrounding or adjacent hardwood or laminate flooring. The

*Vendor will work towards reducing, or eliminating stain mismatches, however, this cannot be guaranteed due to the difference in flooring materials, environment, and specific stain mixing.*

## **HARDWARE**

Front door to have a Weiser Grip set (variety of options) with a dead bolt. The 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 black and include a deadbolt. All interior doorknobs/hardware to be standard Schlage Solstice lever style hardware with square backplate in black (or equivalent).

## **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 flooring in the Great Room, Dining area, Kitchen, hallway to bedrooms will be laminate – Troly's Grand View – Juventas Oak, Mudroom room/ laundry room and main bathroom is Centura tile – Urbancrete Dark Grey 12x24. Ensuite flooring is Anatolia 7" Form Hexagon in Ivory with the shower walls being Centura Artisan EQUAR24464. Master bedroom and WIC, Bedroom 2, 3, 4 and Rec room area will have carpet – Extreme Meant To Be colour: Grey Softness. The Basement bathroom will have luxury vinyl sheet – Sandstone Haze. Kitchen backsplash will be Artisan EQUAR24464.

## **CABINETS**

Kitchen cabinets perimeter are Meyer door style in MDF material painted Chiffon with quartz counter top Quorastone – Statuario Octavia and brushed Nickle hardware. Kitchen Island is Meyer door style in MDF material cabinet colour is Steel with quartz counter top Quorastone – Statuario Octavia and brushed Nickle hardware. Main bathroom cabinets are Meyer door style in MDF material painted Chiffon with Quartz counter top – Silestone Desert Silver and brushed Nickle hardware. Ensuite cabinets are Meyer door style in MDF material painted Steel with quartz counter top Hanstone Montauk and brushed nickle hardware. Basement bathroom cabinet is Meyer door style painted Chiffon with laminate counter top – Calcutta Marble 4925K-07 and brushed nickle hardware.

## **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.

Main colour throughout the house is Sherwin Williams Crushed Ice SW7647, Master bedroom, WIC, Bedroom 2, 3 and 4 will be Sherwin Williams Eider White SW7014. The Mudroom, Laundry room and main bathroom will be Sherwin William Snowbound SW7004.

Standard trim and door colour is Chantilly Lace OC-65

Darker colours can be chosen at an extra cost (to be determined by room size or sq. ft.)

Accent walls are also an upgrade

## **BASEMENT**

The basement is completely finished in the Rec Room, bedrooms, bathroom and hallway.

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

**Note:** *The purchaser agrees that MP General Contracting has the right to install bulkheads (horizontal or vertical) throughout the house along with strapping out the outside walls, where necessary, to facilitate the effective routing of plumbing, heating and electrical materials. The Vendor will work towards reducing or eliminating bulkheads from the design, where possible.*

## **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)

Rinnai RX199i Tankless water heater (rental – Reliance Home Comfort) includes a rough in for a recirculation pump

A CB36 gas fireplace is included for the great room and will have painted trim detail as per fireplace drawing on the floor to ceiling chase.

**Note:** *The location, drawn in the attached plans, for all Mechanical equipment, such as the furnace, ERV, Ac unit, laundry tub (if any), water heater, sump pump, sewer pump, sewer back water valve (if any), electrical panel, etc. are approximate. The Vendor reserves the right to move these items if necessary. Every effort will be made to keep all Mechanical equipment located as drawn.*

## **ELECTRICAL**

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

200 amp. Automatic circuit breaker panel

2 weatherproof 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