



Welcome Home



# VILLAS

OF ASPEN LAKE



*Team*

ANDREW J. SMITH

DEERBROOK REALTY INC.



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# Discover the Townhomes of Aspen Lake

Nestled within Windsor's fastest growing community, surrounded by lakes, open green space and the Ganatchio Trail, you will enjoy the clam serenity this wonderful area has to offer. The creative and meticulous design of each townhome unit distinguishes Mastercraft Homes from its competitors. With custom details featuring engineered hardwood floors, oversized kitchen islands and wood cabinets with a choice of either granite or quartz throughout the home, these townhomes truly impress the most discerning buyer.

With close proximity to schools, shopping, recreational properties and medical facilities, you will be minutes away to many amenities, yet feels a world apart. Whether you're a first time buyer or ready to downsize, Mastercraft Homes takes great pride in accommodating the needs of every family. Make your dream a reality.



# Standard Features



## Exterior Features

- Brick, Eco Shake, Stucco & Stone (colour coordinated by builder)
- Ridge Venting on Roof System with Full Underlay
- Prefinished aluminum fascia and trough
- 7 16th aspenite roof with Limited Lifetime CertainTeed Landmark Shingle
- 3 1/2" concrete floor on granular fill in garage
- Poured concrete foundation
- Foundation damp proofing system
- White Concrete front porch and garage step
- White concrete driveway and walkway
- Fully sodded yard (front and back)
- Garage drywalled, taped and painted one coat of white
- Prefinished steel sectional garage door (Insulated 12R) with Lites
- Garage door opener, with two (2) remotes (Builder Line)
- Vinyl casement Black windows on Exterior, White on Interior
- Insulated exterior doors with weatherstripping
- Security deadbolts on front door and garage door
- Fiberglass Front Door with Window
- Municipal address
- All windows and doors caulked
- Snow removal and lawn maintenance
- Rear Yard drainage

## Interior Features

- Tray ceiling (as per plans)
- Painted semi solid core interior doors with builder's line hardware
- Painted MDF colonial trim and casing
- Painted walls and ceilings –White Trim/Baseboard, 1 Colour Thru-out(Four Choices)
- Quality engineered hardwood floor and ceramic in baths & laundry
- Flooring system engineered floor trusses, subfloor nailed, screwed, & glued
- Drywall on interior walls
- Wood studding and drywall, noise barrier wall between attached walls
- Caulking – all interior
- 3 1/2" Concrete floor on granular fill in basement

## Kitchen, Bath and Laundry Features

- Custom Kitchen and Ensuite/Main Bath cabinets
- Quartz counter tops in Kitchen, Ensuite bath & Main Bath
- Kitchen: Double stainless steel sink with Riobel Pro chrome pull down faucet
- Main Bath: Acrylic Tub Installed with Riobel chrome faucet & hardware
- Ensuite Bath: Ceramic Shower c/w Shower Door, and Riobel Pro Faucet
- Water Closets are Comfort Height
- Main level laundry basin with Builder's Line Cabinets
- Backsplash in Kitchen (Builders Selection), as per Builder's Line
- Water line for fridge.
- Gas Line for Stove & BBQ.

## Electrical and Mechanical Features

- High efficiency air conditioning system
- Door chime
- Two exterior weather proof outlets
- Exhaust fans in all baths
- Ground fault electrical protection in all bathrooms
- Pre-wired for one (1) telephone jack and three (3) cable jack
- Smoke detector and carbon monoxide detector as required
- Interior and Exterior pot lights, as per plan.
- Lighting Allowance of \$ 3,000.00 Including HST Included in Price
- Backflow Protection Installed
- High efficiency furnace
- High efficiency water heater directly vented to exterior (rental)
- Two exterior hose connections (garage and rear)
- Rough in 3-piece bathroom in basement
- Undercounter Lighting In Kitchen (Builder's Selection-Installed)

## Added Bonus Features

- Automatic sprinkler system included.
- Tarrion warranty
- City water and sanitary sewers.
- Restrictive covenants.
- Maintenance Package, as per association

## Allowances:

- Lighting Allowance of \$ 3,000.00 Including HST Included in Price
- Cabinet Allowance: As Per Standard Layout.
- Flooring: Hardwood and Tile (as per model/floorplan).
- Carpet on Stairs Only.

# Standard Features



## Warranty

- All homes are warranted by the Tarion 7 year coverage against major structural defects.

## Foundation and Concrete Work

- Poured concrete foundation.
- Sill gasket at foundation plates to avoid air leakage.
- Delta waterproofing membrane or equal.
- Concrete front porch and steps.
- Gravel Driveway and walkway to side of home.
- 4" concrete basement floor on granular fill.
- 4" concrete floor on sand fill in garage.

## Structure

- " sub floor glued and nailed.
- T.G.I engineered floor joists or 2x8/2x10 floor joists spaced 16" centre with blocking for added support.
- 2x6 exterior walls.
- 2x4 interior walls.
- 7/16 aspenite roof sheathing.
- Engineered roof trusses Rivard/Superior Truss.

## Roof

- Asphalt Shingles with manufacturer lifetime warranty.
- Commercial Grade ice and water shield in all valleys.
- All aluminum fascia, soffits, eaves troughs and downspouts.
- IKO 15 lb. felt on entire house first 36".

## Insulation

- R-60 blown in attic.
- R-22 insulation in interior walls.
- Spray foam where required.

## Windows and Doors

- Golden or Northstar windows with super spacer seals and multi point Locking system.
- Windows by Martindale Windows and Doors or Golden Windows and Doors.

## Exterior Finishes

- Brick, stucco, Hardie board, aluminum decorative siding and stone throughout homes (materials dependent on design plans and availability).

## Exterior Grading

- Complete lot to be rough graded prior to closing.
- Gravel driveway and sidewalk consisting of 0-2" base gravel.

## Garage

- Lift master overhead mount garage door system with 2 remotes.
- 4" concrete floor with saw cut.
- 6" x 6" wire mesh in concrete floor.
- Cold-water tap.
- a Drywalled, painted and primed.

## Exterior Lighting

- Exterior rear porch with led pot lights.
- Exterior pot lights throughout front of house (as per pot light allowance).

## Plumbing

- Two exterior hose bibs.
- Pex water pipes.
- A.B.S. sanitary line.
- Tankless rented hot water tank (buyer to assume rental agreement).

## Mechanical

- High efficiency furnace and air conditioner. Two stage fan motor.
- Programmable thermostat.
- All ducts sealed.
- One sump pump discharged to storm system and one discharged to front driveway.
- Sewer ejection pump for basement sanitary pipe (if required).
- Heat Recovery Ventilation Unit.
- All windows and doors to be foamed and caulked.

## Gas Lines

- Gas line to stove.
- Gas line to B.B.Q.
- Gas line to fireplace.



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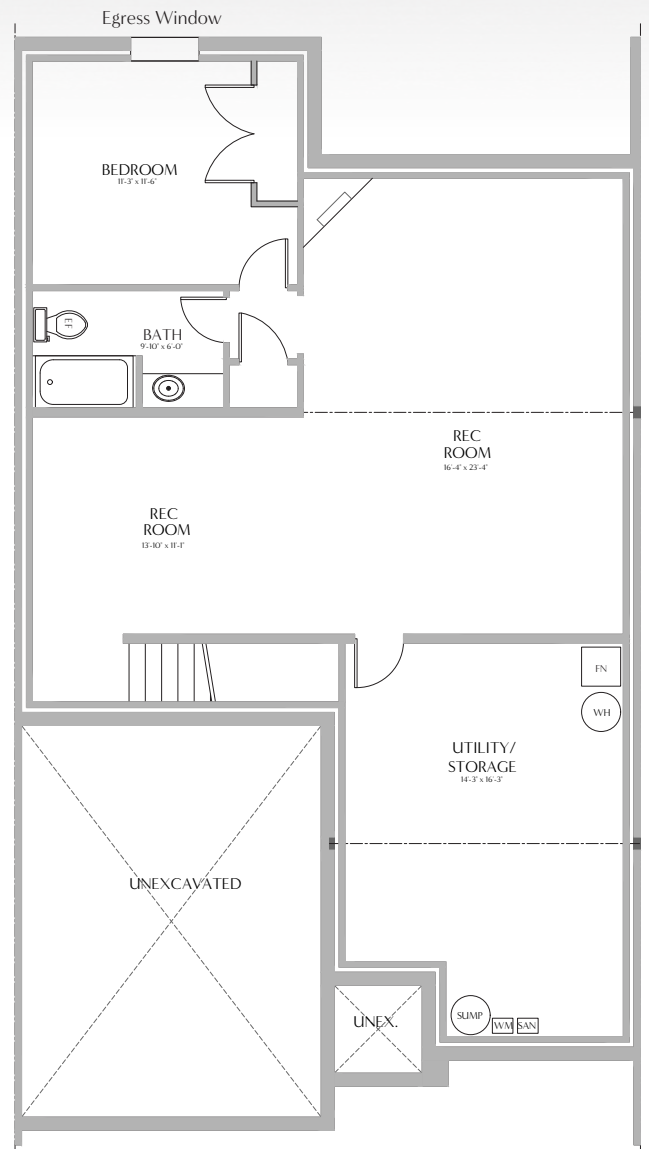
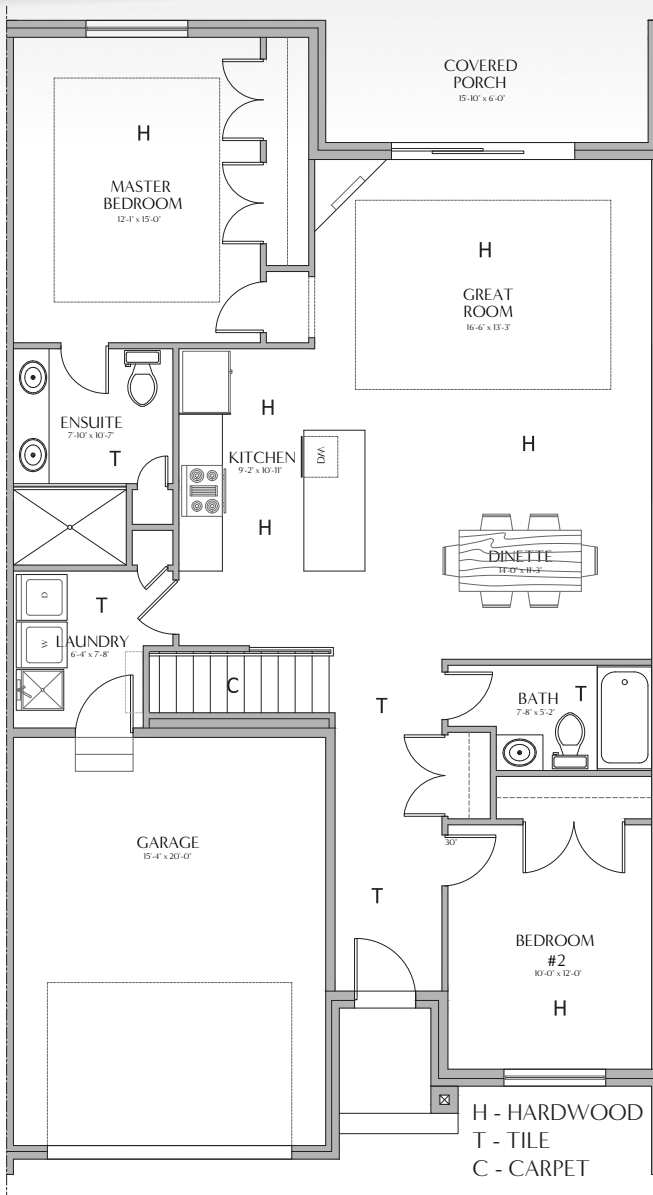
# Dakota

Inside Unit  
 Sq. Ft.: 1300  
 Bedrooms: 2 Baths: 2  
 Garage: 1.5

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\*Artist Rendering Only-Landscaping & Trees Not Included



\*Finished Basement Not Included(Pricing-Standard Layout Only).

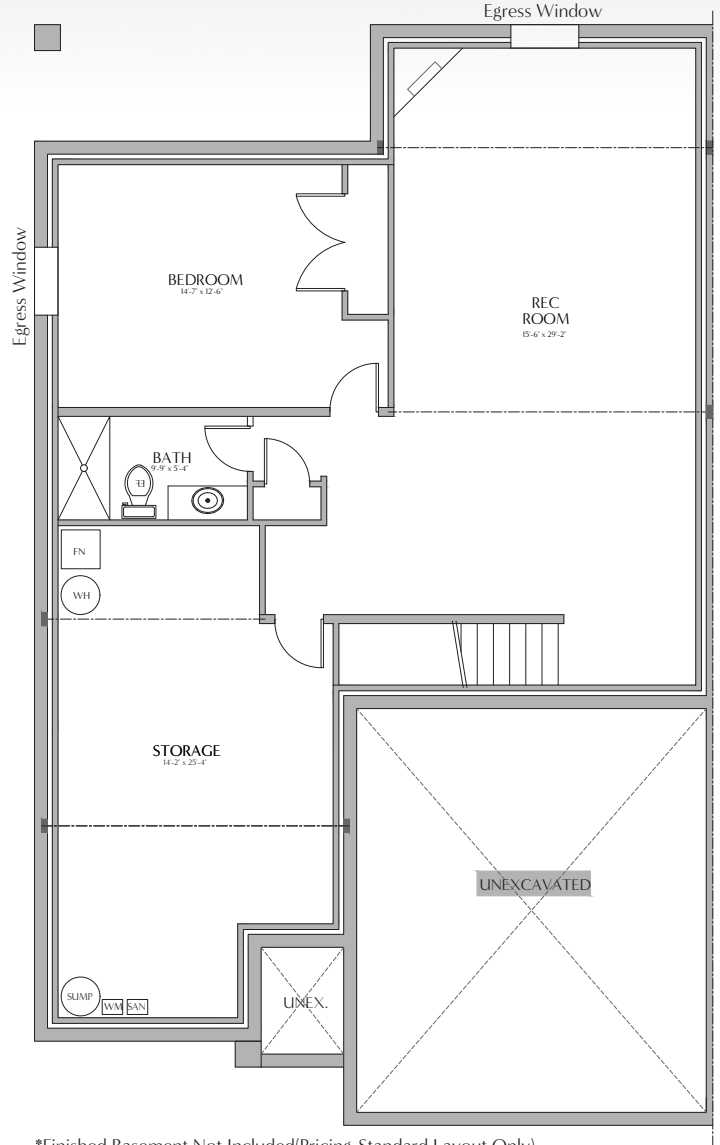
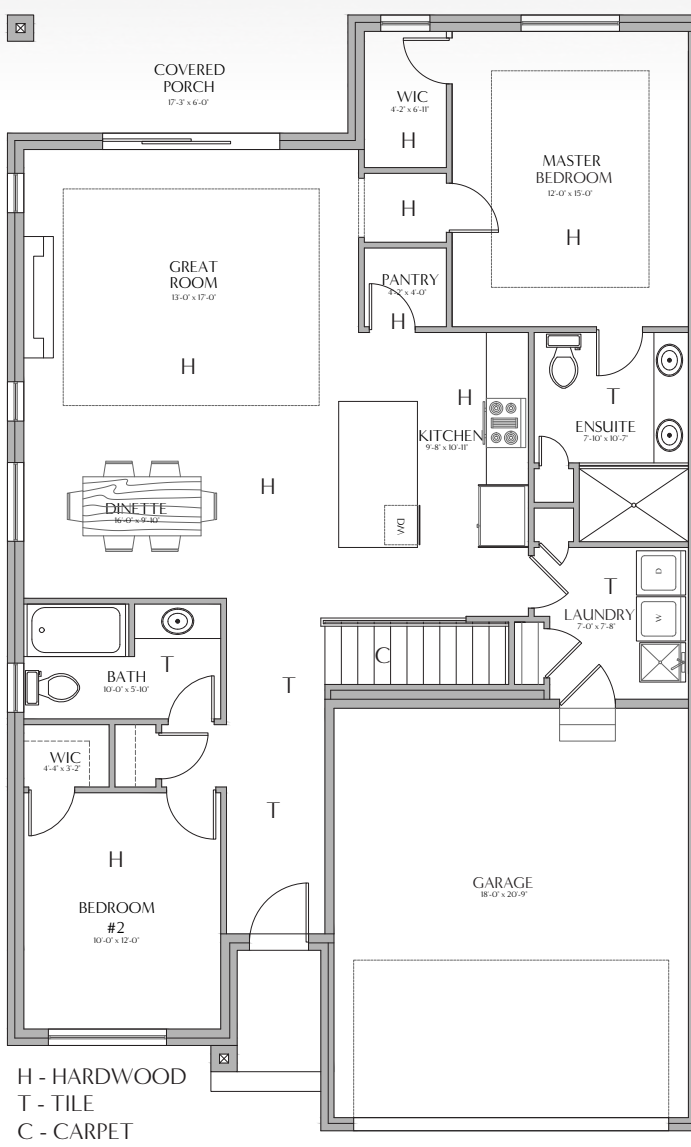
# Savannah

End Unit  
 Sq. Ft.: 1400  
 Bedrooms: 2 Baths: 2  
 Garage: 2

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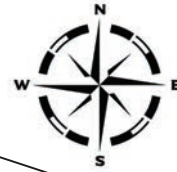
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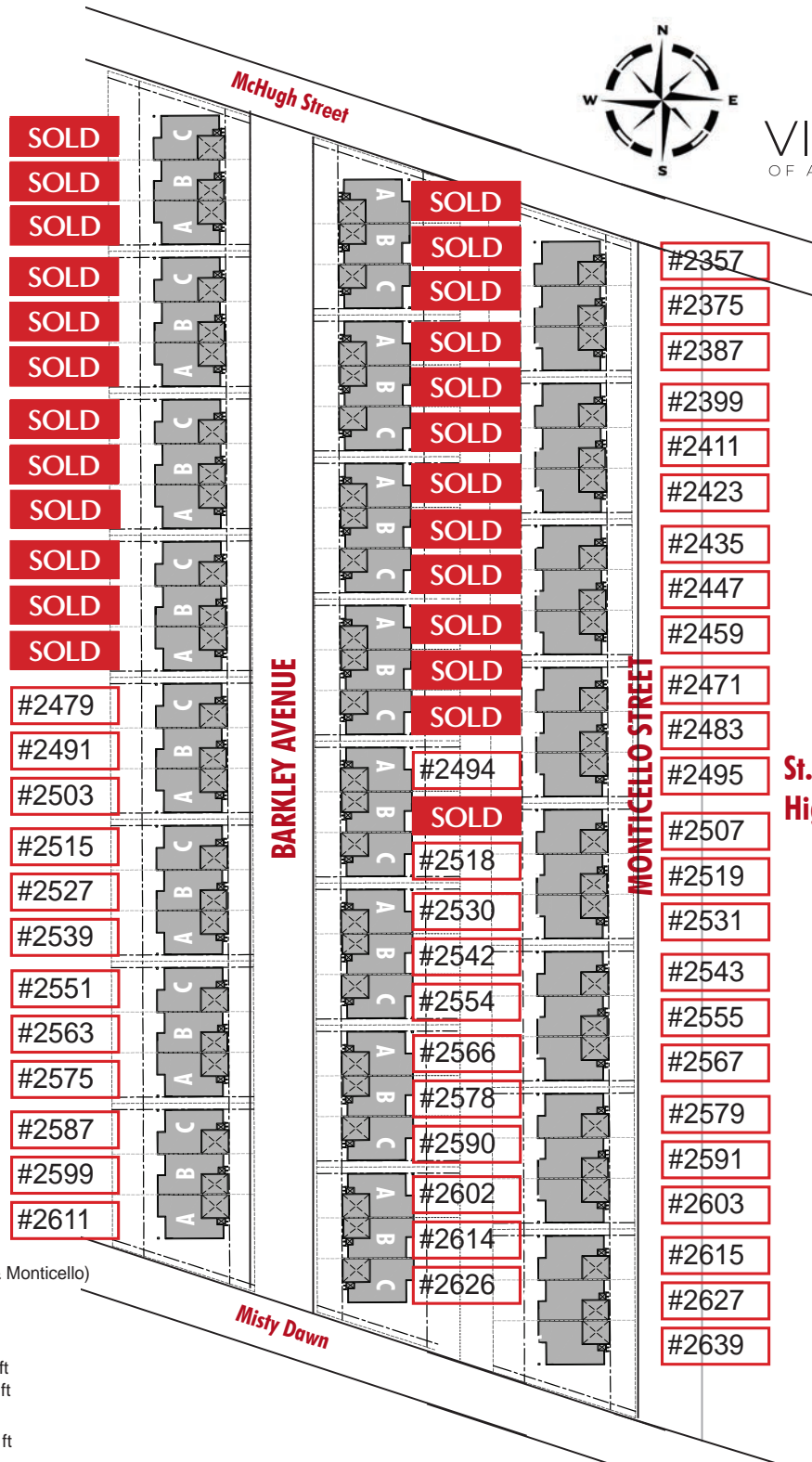
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# Property List

Lots Available



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**St. Joseph High School**

**Frontage** (Barkley & Monticello)  
 32 ft (Inside Units)  
 39.85 ft (End Units)

**Barkley Ave Depth:**  
 East Side: 109.38+ ft  
 West Side: 111.75+ ft

**Monticello Depth:**  
 West Side: 110.37+ ft





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