



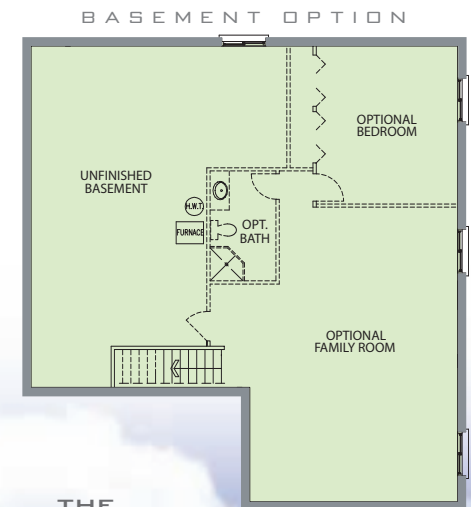
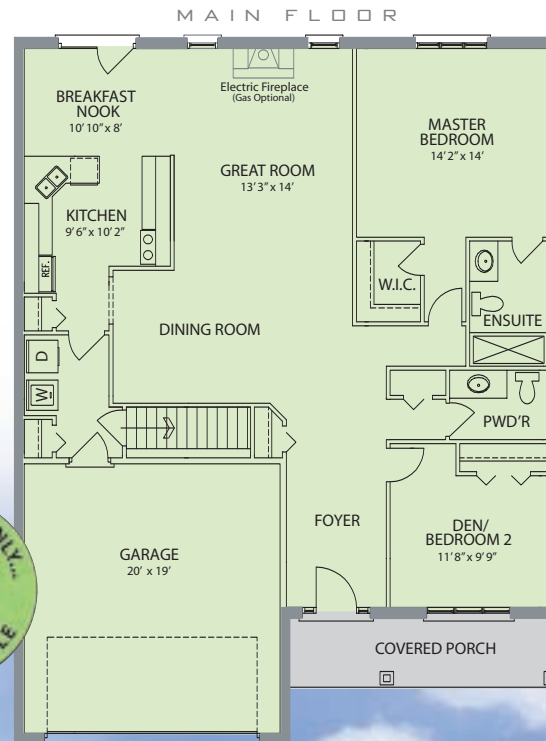
... WELCOME TO GRACIOUS LIVING

Luxury Freehold TOWNHOMES

Welcome to Saintsbury Estates, and to gracious living where you can enjoy the benefits of owning your own land and your townhome unit.

CTX Homes builds extra value into your townhome with these luxury features:

- the freedom to design your interior space to suit your lifestyle
- full 9' ceiling heights throughout
- extra soundproof dividing walls (styrofoam block, cavities filled with concrete)
- upgraded insulation values: R-40 ceilings, R-20 exterior walls
- energy-efficient fireplace with mantle
- main floor laundry with 220 volt dryer outlet
- professionally designed landscape plan



THE
St. Clair



LUXURY TOWNHOME FEATURES

Exterior

- BRICK WITH VINYL SIDING ACCENTS
- PRESSURE TREATED DECK
- FULLY SODDED PARCEL
- VINYL CLAD CASEMENT WINDOWS
- ALUMINUM GUTTERS & DOWNSPOUTS
- 30-YEAR ASPHALT ROOF SHINGLES
- FRONT & REAR HOSE BIBS
- POURED CONCRETE BASEMENT PLATON DAMPROOFING ON EXTERIOR CONCRETE WALLS
- REINFORCED CONCRETE PORCH
- EXTERIOR WEATHERPROOF ELECTRICAL OUTLET(S)
- DEADBOLTS ON ALL EXTERIOR DOORS
- DOUBLE CAR GARAGE

Living Areas

- WALL-TO-WALL CARPETING (CHOICE OF COLOURS)
- SERIES DOORS & PAINTED WOOD TRIM
- DESIGNER SERIES TWO-COAT INTERIOR WALL FINISH
- CERAMIC TILE IN FOYER (CHOICE OF COLOUR & STYLE FROM BUILDER'S SAMPLES)

Kitchen Features

- DOUBLE STAINLESS STEEL SINK
- SINGLE HANDLE FAUCET
- CHOICE OF CUSTOM QUALITY KITCHEN CABINETS & COUNTERTOPS (FROM BUILDERS SAMPLES)
- MICROWAVE SHELF
- EASY-CARE NO WAX FLOOR COVERINGS (CHOICE OF COLOUR & STYLE FROM BUILDER'S SAMPLES)

Bathroom(s)

- ONE-PIECE TUB OR SHOWER IN ENSUITE
- CERAMIC TILE IN BATHROOMS (CHOICE OF COLOUR & STYLE FROM BUILDER'S SAMPLES)
- OVERSIZED VANITY MIRRORS
- EXHAUST FANS IN ALL BATHROOMS
- SHOWERS HAVE PRESSURE BALANCE FITTINGS

Energy-Efficient Features

- HIGH EFFICIENCY FURNACE
- METAL INSULATED ENTRY DOORS WITH SELF-SEALING MAGNETIC WEATHER-STRIPPING
- SILL SEALER AT EXTERIOR FOUNDATION PLATES TO PREVENT INFILTRATION
- PRE-ENGINEERED FLOOR JOISTS & ROOF TRUSSES
- ALL SUB-FLOORS GLUED & SCREWED

Mechanical/Electrical

- CENTRAL AIR CONDITIONING
- ELECTRONIC SMOKE DETECTORS INSTALLED ON ALL LEVELS
- CARBON MONOXIDE DETECTOR ON BOTH LEVELS
- COPPER ELECTRICAL WIRING THROUGHOUT
- EXTERIOR DRYER VENT

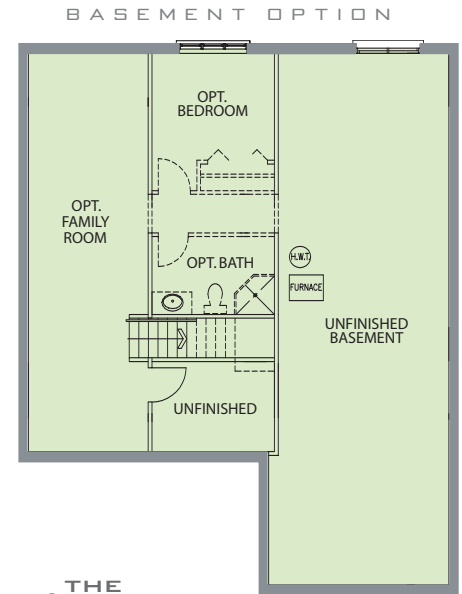
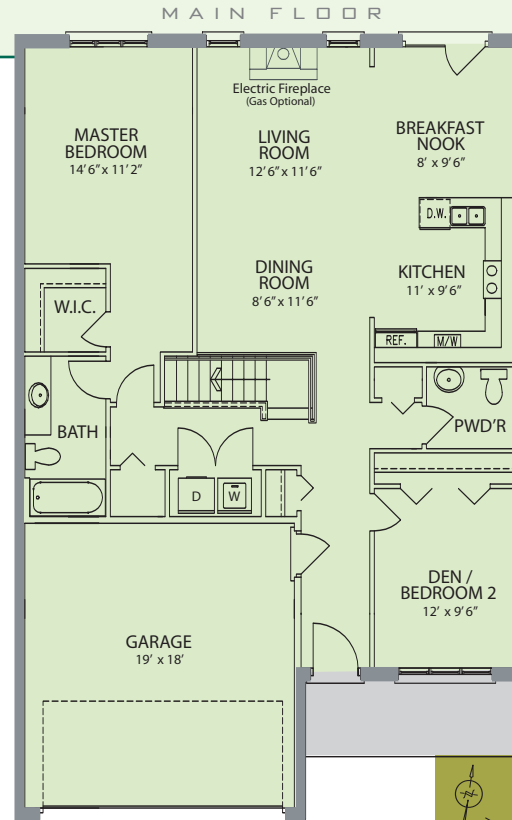
Rough-Ins

- ROUGH-IN FOR 3-PIECE BATHROOM IN BASEMENT
- ROUGH-IN FOR TELEPHONE (3) AND ROUGH-IN HIGH SPEED CABLE TV (2)
- ROUGH-IN FOR DISHWASHER HOOK-UP
- ROUGH-IN FOR GARAGE DOOR OPENER



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THE *St. Lawrence*

