



**MILLSTONE
HOMES**

www.millstonehomes.ca

EXPERIENCE EDGEWATER

One of a kind
community,
offering premium
lots along the
Thames River.

Kilworth's most
desirable and
prestigious
community.



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EDGEWATER
ESTATES
KILWORTH

SILVER LEVEL
MILLSTONE HOMES

SPECIFICATIONS



YOUR INTERIOR






- | | |
|------------|---|
| HVAC |  Heat Recovery Ventilation system included. Single stage high-efficiency furnace with ECM motor, coupled with high-low wall returns. Includes a central air conditioning unit to be sized. |
| ELECTRICAL | 100 amp with circuit breaker panel. Wiring in accordance to Ontario Hydro's building code. Premium self seal electrical box units on all exterior walls & ceilings. Stove & Dryer have separate 220 volt outlets. |
| FIREPLACE | Rectangular electric 1 sided unit in great room (as per plan). |
| INSULATION | R24 in all exterior walls, R50 in ceilings, R12 blanket in unfinished basement. |
| THERMOSTAT | Programmable unit. |
| DETECTORS | Smoke and Co2 detectors are located as per code requirements. |
| GAS METER | Installed by Union Gas to standard policy. |
| RANGE HOOD | Homeowner to supply range hood, installation included. |
| VACUUM |  Central vacuum unit, hose and powerhead included. |



YOUR EXTERIOR

WINDOWS		European title & turn style. High energy efficiency, 30% thicker glass than standard, with metal reinforcement, multi-point locking system for a tight sound and air barrier. Screens for all operational windows.
FRONT ELEVATION		Include stone & brick selections from Permacon. Stucco from a range of colours from Benjamin Moore. Cedar, stained natural, medium or dark with UV protectant. As per plan.
SIDING		Maintenance free siding, eaves, soffit, fascia per elevation.
ROOF		Pre-engineered wood trusses, lifetime selfseal Shaker Shingles.
GARAGE		Insulated garage doors from a range of builder selected colours.
DOORS		European, multi-point locking, vinyl clad, metal reinforced doors.
DRIVEWAY		Poured concrete walkway and driveway.
LOT		Fully graded, sodded & serviced.

FEATURES & SPECIFICATIONS

FLOORS		World sourced selection of wide engineered hardwood floors, for whole main floor & upstairs hallways. TJI Engineered floor system with 5/8" T&G plywood, nailed, screwed & glued down. 12x24 Ceramic Tile in laundry & upstairs bathrooms.
KITCHEN		Custom kitchen with \$15,000 budget, including soft close drawers, dovetailed workmanship, bloom hardware, with a variety of gloss finishes. Single or double stainless steel under mount sink.
BATHROOMS		Vanities as per model home. Low consumption, dual flush toilets with soft close lips. The master bathroom includes a free standing modern tub from London Bath, glass in the master shower & mirrors throughout. Floor drain & rough-in for future 3-piece bathroom in basement.
PAINT		3 Color Selection. Wall paint is latex flat finish, trim to be acrylic semi-gloss Premium.
STAIN		Where applicable in 3 coat application.
STAIR & RAILING		Oak with black metal spindles.
LIGHTING		Electrical 10 LED pot light allowance with a lighting fixture budget of \$2,000.
COUNTERS		Hard surface countertops.
CEILINGS		Flat finish throughout.
GARAGE		Drywalled interior walls and one coat painted.
LAUNDRY		Sink vanity included.
WATER HEATER		RUC80i tankless high efficiency rental from Reliance Home Comfort.



LEGEND
— WALKWAYS
● OUR LOTS

PROVINCIAL PARK LAKE

THAMES RIVER