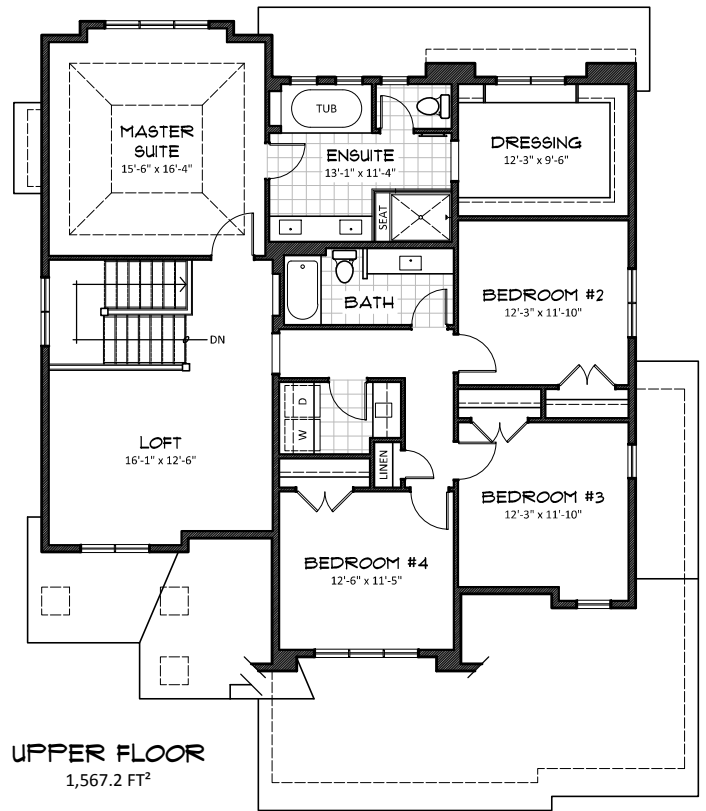
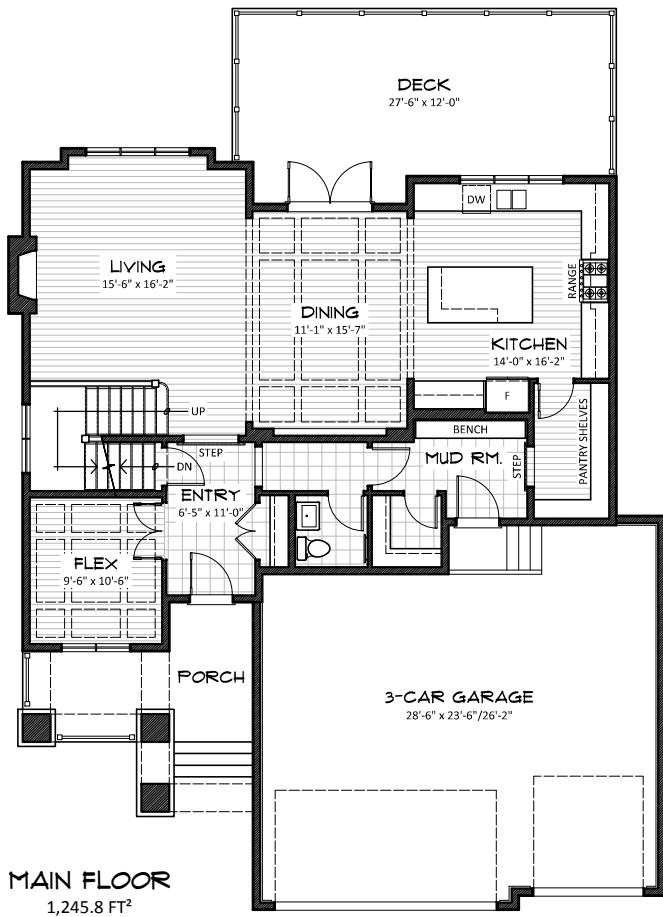


THE BELMONT

2,813.0 FT² - 4 BEDROOM, 2.5 BATHS, 3-CAR GARAGE



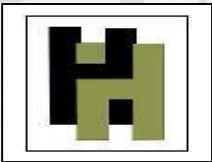
FRONT ELEVATION
CRAFTSMAN STYLE



HARDER HOMES LTD.
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THE BELMONT - \$998,495 (Incl. house, lot, GST)

Features and Specifications*

Executive two storey situated on 54" wide walkout lot, backing onto greenspace.

- Three car oversized front drive garage
- Executive kitchen with large island ideal for entertaining
- Luxurious master retreat, ensuite and walk-in closet with connecting upstairs laundry
- Functional upstairs including 4 bedroom plus bonus room

Structural:

- 20" footing with 8" concrete foundation wall and tarred basement
- 2 x 6 construction at 16" on centre covered in 3/8th OSB
- Engineered floor systems (joist & beams)
- 23/32nd OSB T&G sub-floor glued and screwed
- Spray foam joist ends, cantilevers & joist space over garage
- Insulated, dry-walled & fire-taped garage
- Ice & water technology in combination with roof edge installation & kick out flashing - to help moisture from entering your home
- Built tall walls to underside of sheathing

Exterior Finishing:

- Limited lifetime warranty Architectural shingles in dual black
- James Hardy Fiber cement siding in Monterey Taupe with Tyvec / Typar House Wrap
- Exposed aggregate concrete Driveway in Charcoal
- Walnut Shadow Ledge Masonry
- Vinyl decking with black picket railing
- Plygem Vinyl SDL windows in beige
- Over-sized stained front door
- Insulated Decor belt driven garage door with 2-openers and 1 key pad

Plumbing & Heating:

- Custom ensuite shower and soaker tub
- Floor to ceiling tile in ensuite shower wall complete with tile shower base
- His and Hers over-sized under-mount sinks with delta Faucets
- Elongated toilets with regular height bowls
- \$2,500 glass & mirror budget
- 2 high efficient furnaces
- 50 gallon power vent hot water tank
- Water line to fridge
- Gas outlet run to deck
- 3 piece basement rough in
- In-slab heat rough in basement

Electrical & Lighting:

- 25 - 5" pot-lights
- 7 CAT 5E and cable runs
- 3 valence lights
- Decor light switches & plugs in almond color
- Surround sound rough-in
- \$3,500 lighting budget

Kitchen, Cabinetry & Granite:

- Executive custom designed kitchen valued at \$28,000
- \$10,000 appliance budget
- 1 1/4" standard granite with standard edging profile throughout home including laundry
- Custom built-in pantry
- Custom built-in shelving in master ensuite
- MDF shelving in all other closets

Interior Finishing:

- 9 foot main floor & basement ceilings
- 1 - 42" clean face gas fireplace finished with stone to ceiling and MDF mantle
- Wrought iron railing in choice of color & style
- Wainscoting in main den
- 3 1/2" MDF casing, 6" MDF baseboard, 8" plinth block and custom headers on all common doorways
- Chamford or rounded corners with knock-down ceiling
- Vaulted / coffered master bedroom
- 1 main, 1 feature, 1 trim & 1 stain colour
- Vacu-flow rough in

Flooring

- Main floor hardwood:
- Horizon Collection carpet with 10lbs underlay on upper floor
- Tile in all bathroom, laundry, kitchen backsplash and ensuite tub skirt.

**Floor plan and specifications are subject to change at the discretion of the builder.*