



DUNCAN HARWOOD
CUSTOM HOMES



White Pine
MEADOWS



YOUR PROJECT PARTNER / FROM START TO FINISH

DUNCANHARWOOD.COM



Overview

- White Pine Meadows is a vacant land townhome condominium community located at the entrance to the Boardwalk at Mill Pond subdivision in Dorchester, ON just minutes from highway 401.
- With quality always being at the forefront of our designs, White Pine Meadows townhomes are being constructed with a similar level of high end finishes that our single family home clients enjoy.
- With available one, two, and three bedroom options, these homes will suit the needs of various homebuyers. From seniors and retirees to young couples, we have a home for you.

The following specification items are included in the base contract price. All budget prices provided are exclusive of HST. Items specified with colours and manufacturers are subject to change. Changes will be limited to materials of equal or greater quality and colours will stay within the general architectural intent

FEATURES

EXTERIOR DOORS AND WINDOWS

- Front Door: Fiberglass painted front door with a single side lite and transom above

EXTERIOR CLADDING AND FEATURES

- Siding: James Hardy fibre cement siding in board and batten profile in Arctic White and in shakes profile in Aged Pewter in areas as shown on the drawings
- Brick: Shouldice Polar White strata smooth concrete brick in areas as shown on the drawings
- Stone: Shouldice Slate Estate Stone concrete stone in areas as shown on the drawings

GARAGE DOORS

- Insulated steel sectional overhead garage doors in stamped carriage profile with frosted glass panels and wood grain finish. Chain drive door openers included

DRIVEWAY

- Brushed Concrete Driveway steps and porches

LANDSCAPING

- Each unit will receive a length of boxwood shrubs at the entrance to the unit as shown on the renderings
- The back of each unit will have a 8'x10' brushed concrete patio with a 6'h wood privacy fence

ELECTRICAL

- 125 Amp electrical service
- Light fixtures available in Black and Chrome package. See Finish Selections Guide for more detailed information
- Pre-wired Cat5 outlets to serve Great Room TV location

HEATING

- Variable speed high efficiency furnace & air conditioner

STAIRS AND HANDRAILS

- Carpet stairs c/w poplar handrail, 3-1/2" poplar newel post and cap and 5/8" metal pickets in round or square

MILLWORK, COUNTERTOPS AND MIRRORS

- Quartz countertops throughout
- See finish selections guide for kitchen layouts and cabinet colour selection options

PLUMBING

- Delta Trinsic plumbing fixtures in chrome finish throughout with available upgrades to black and gold
- Curbless tile shower w/ tile base and glass shower door
- Glass shower door hardware available in black and chrome
- Water line to fridge included

PAINT AND DRYWALL

- Orange peel ceiling throughout finished spaces except flat in bathrooms and closets
- Garage is drywalled

FLOORING AND TILE

- Engineered hardwood throughout main floor except otherwise noted below
- Ceramic tile floors in front entrance, back hallway, laundry closet, washroom floors and on bath and shower surrounds
- Carpet flooring in all bedrooms c/w upgraded underpad

APPLIANCES

- The supply of any kitchen and laundry appliances are not included in the base price of the home. This includes the stove, dishwasher, fridge, washer and dryer
- Appliance packages are available as noted in the finish selections guide and include installation
- Appliances provided by the client are to be delivered and installed after the occupancy date

INTERIORS TRIM, DOORS, HARDWARE AND CLOSETS

- In profiles as shown in the finish selections guide
- Interior Door Hardware: Weiser interior door hardware in profiles as shown in the finish selections guide
- Bedroom closets: single row of 12" open slide wire shelving
- Linen closets and pantry: four rows of 12"-16" linen wire shelvings

The
CURIE

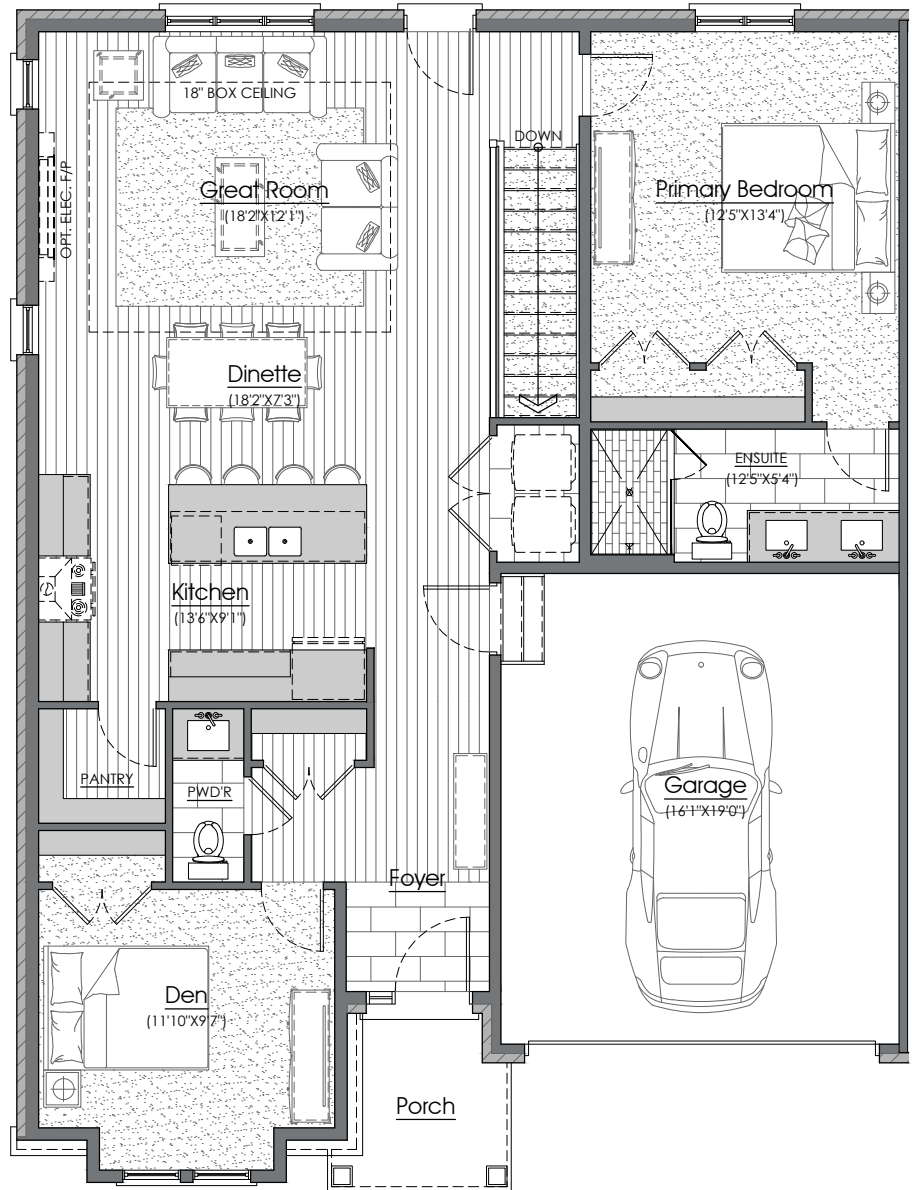
- A** 1252 SQ FT
- B** 2 BEDROOMS
- P** 1.5 BATHROOMS

\$624,900

END UNIT

\$599,900

INTERIOR UNIT



Plans and specifications are subject to change. E&O.E. Room sizes are approximate. Artist concept only. Actual usable floor space may vary from the stated floor area.

The PARKS

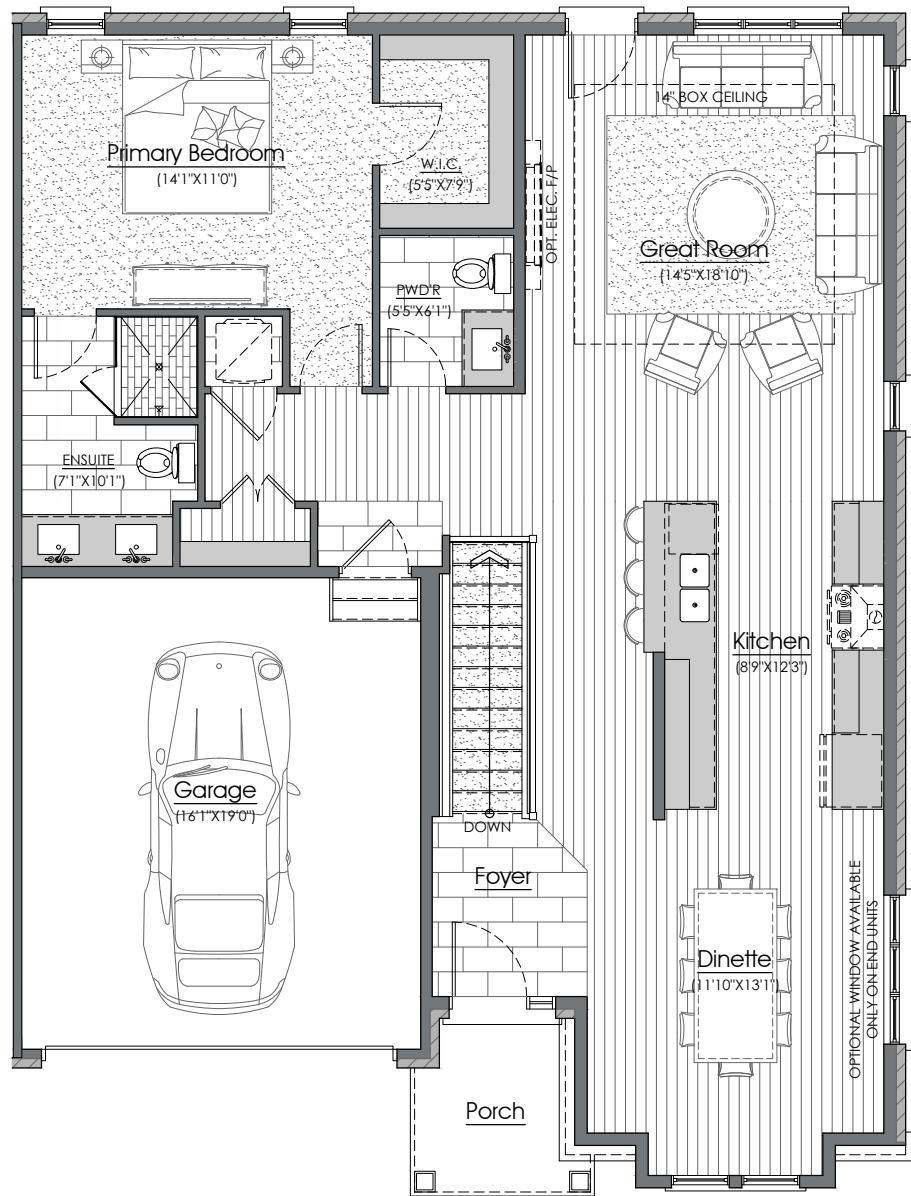
- A** 1252 SQ FT
- B** 1 BEDROOMS
- P** 1.5 BATHROOMS

\$624,900

END UNIT

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INTERIOR UNIT



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DESIGN OPTIONS

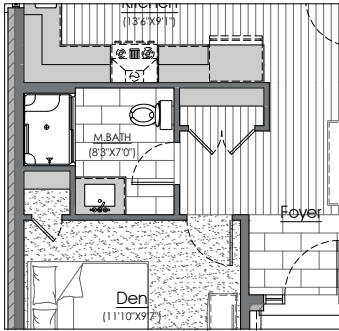
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OPTION 1

CHANGE TO 3PC WASHROOM IN LIEU OF WALK IN PANTRY

The kitchen layout is revised to shift the sink to the exterior wall and the range to the interior wall, providing more overall cabinet storage and an additional window overtop of the kitchen sink. The washroom comes with an acrylic shower base, custom glass shower door and tile surround.

\$5,037.+HST

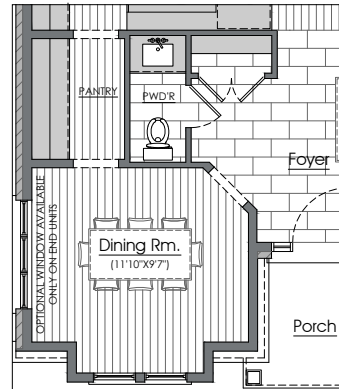


OPTION 3

ADD BUTLER'S PANTRY AND DINING ROOM IN LIEU OF WALK-IN PANTRY AND BEDROOM #1

This option adds a row of upper and lower cabinetry and quartz countertops and maintains a functional food storage space. While also creating a formal dining space for those that may not require the use of a second bedroom.

\$3,261.+HST

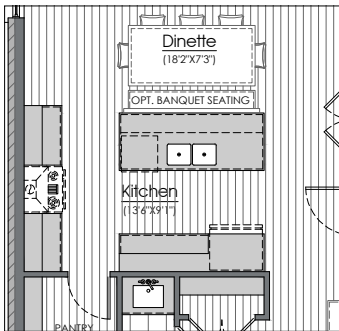


OPTION 2

ADD BANQUET SEATING TO THE BACK OF THE KITCHEN ISLAND

The standard countertop size is maintained, while the underside is filled in with millwork and a painted built-in banquet seat is added to the back. This option provides a space saving design, allowing for more Dinette and Great Room seating. Table and chairs not include in the cost.

\$1,682.+HST



OPTION 4

MOVE LAUNDRY TO PANTRY AND INCREASE SIZE OF ENSUITE

For those that may prefer more room in their Primary Suite instead of a walk in pantry, this design option relocates the laundry to the pantry space and allows for a much larger Primary Suite design.

-\$2,005.+HST

