



**RE/MAX<sup>®</sup>**

**Quinte Ltd., Realtor**



The Abigail	1038 Sq Ft	\$234,900
The Tessa	1317 Sq Ft(Model)	\$229,900
The Chelsea	1131 Sq Ft	\$232,900
The Elmwood	1400 Sq Ft(Model)	\$234,900

**\$5000.00 Bonus from Hilden Homes on all homes purchased before December 31, 2008**

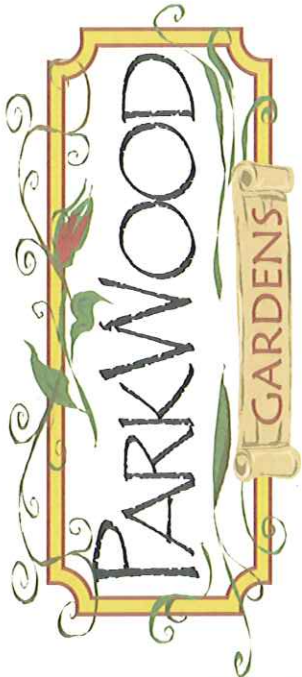
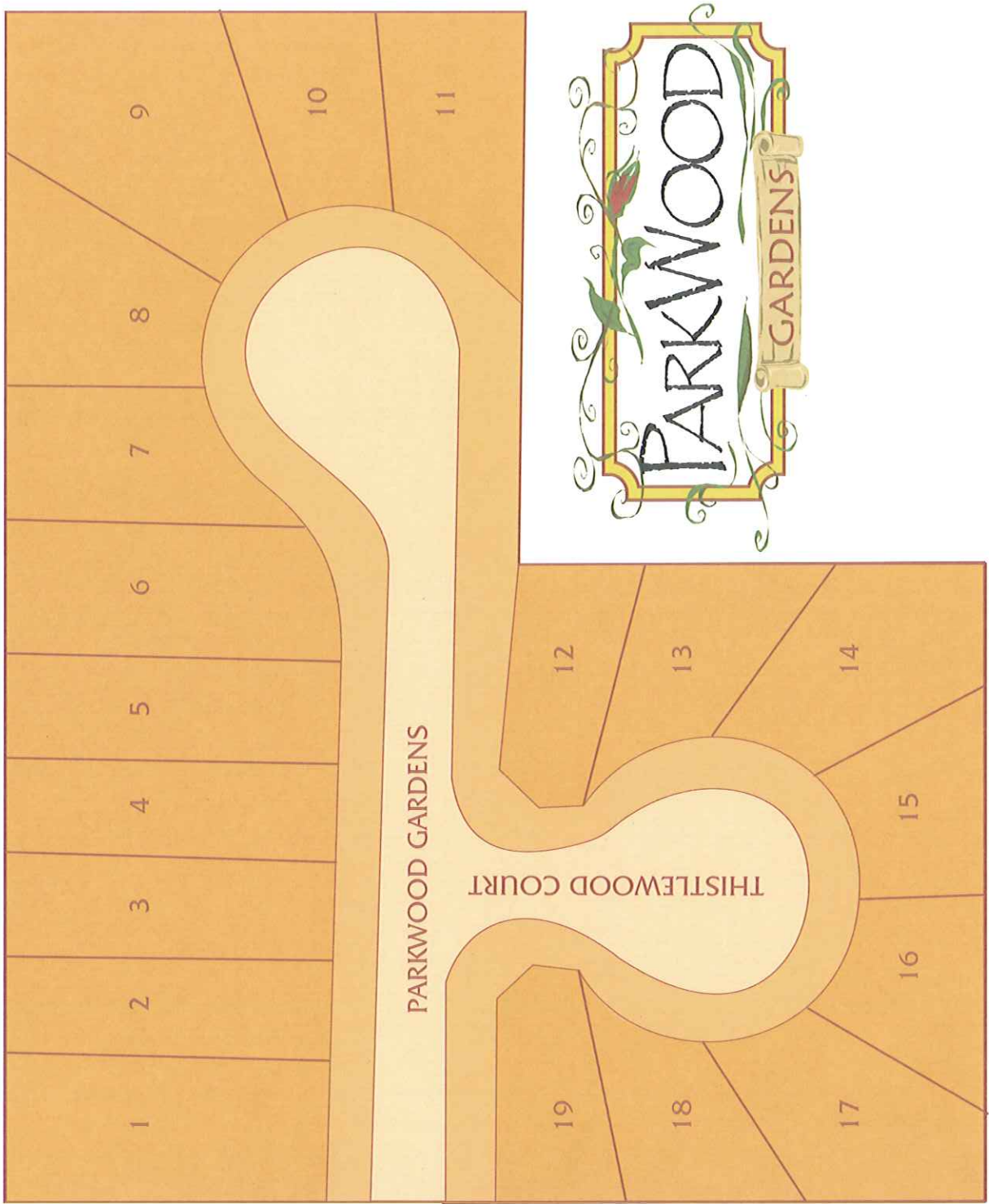
Prices Include Land, House & G.S.T.  
PARKWOOD GARDENS is located in the center of Belleville.  
From North Front St.  
take Tracey St. west, south on Finch Avenue, then east onto  
PARKWOOD GARDENS

**GERRY BAKER**  
969-9907

kgbaker@sympatico.ca • [www.karenandgerrybaker.com](http://www.karenandgerrybaker.com)  
106 North Front Street, Belleville, Ontario K8P 3B4

**KAREN BAKER**  
969-8971

Not intended to solicit properties currently listed for sale.





# Parkwood Gardens Feature Sheet

## General

1. Design and working drawing suitable for construction purposes.
2. Site supervision and building layout.
3. Building, plumbing, entrance and electrical permits.
4. Vendor to pay associated G.S.T. provided that purchaser is owner / occupier and agrees to assign all associated G.S.T. rebates.
5. Vendor to pay lot levies.
6. Registration in TARION (formerly the Ontario New Home Warranty Program).
7. Construction debris removal.

## Sitework

8. Excavation for building foundation.
9. Backfill & grading around foundation for proper drainage.
10. Lot graded & sodded.
11. Gravel driveway.
12. Pre-cast sidewalk slabs from driveway to main entry.

## General Construction

13. Concrete block or poured concrete foundation walls on concrete footings.
14. Concrete floor slab on grade for basement and garage.
15. Heavy-duty damp proofing with perimeter drainage to interior sump with pump.
16. Built up wood beam on steel posts.
17. 2" x 10" floor joist with O.S.B. floor sheathing glued and nailed.
18. Exterior walls on house built with 2" x 6" construction.
19. Pre-engineered wood trusses, roof pitch, 8/12.

## Energy Saving Features

20. Insulation R-40 in ceiling, R-20 in Exterior walls.
21. Basement exterior walls strapped & insulated with R 13.
22. Continuous 6-mil vapour barrier sealed and taped on interior.
23. Continuous air barrier sealed and taped on exterior.
24. Attic ventilation from eaves to roof vents.
25. Dryer vent installed through exterior wall.
26. High efficiency forced air gas furnace with ductwork.
27. Energy efficient air exchanger installed with independent ductwork.
28. Ductwork sized for future Central Air Conditioning.
29. Programmable thermostat for heating and cooling.

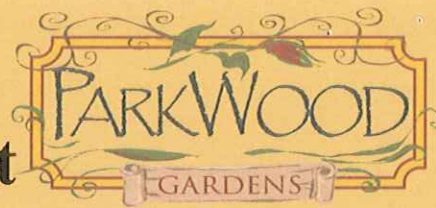
## Exterior Finish

30. Brick exterior as per elevation & plan.
31. Horizontal Vinyl siding exterior as per elevation & plan.
32. Maintenance free pre-finished aluminum soffit, fascia and trough.
33. 25 year warranted self-sealing asphalt shingles.
34. 7 colour packages to choose from for exterior finishes.
35. 10' x 10' Pressure treated deck with stairs and railing as per plan.

\*All interior choices & colours to be selected from Builder's samples.



# Parkwood Gardens Feature Sheet



## Windows & Doors

36. Vinyl Windows with sealed double glazed units.
37. Grills in Windows on front elevation. \*
38. Bathroom window frosted.
39. Exterior doors steel insulated with weather stripping. \*
40. Dead Bolt locks on exterior doors keyed alike.
41. 5' Sliding Patio door as per plan.
42. A 9' x 7' steel sectional garage door as per plan.

## Electrical Features

43. 100-amp electrical service with circuit breaker panel.
44. Two exterior weatherproof plugs.
45. White receptacles, switches and plates. Decora Style
46. Overhead lights in all rooms except living / great rooms.
47. Smoke and carbon monoxide detectors wired to panel.
48. Front entry door Chimes.
49. Range hood installed. \*
50. Plugs in basement.
51. Receptacle for overhead garage door opener.
52. An exterior light at all points of entry. \*
53. Rough in for 3 cable, 3 telephone jacks & Central Vac. (Rough-in for satellite if requested)
54. Lighting package to be provided by contractor. \*

## Plumbing & Bathroom Features

55. White plumbing fixtures.
56. One 4-piece bathroom on main floor. 1-piece tub
57. Double stainless steel sink in kitchen.
58. Single lever taps.
59. One exterior tap with interior shut off.
60. Single laundry tub & hookup for washer in basement.
61. Rough – in 3-piece bathroom in Basement.
62. Plate glass mirror over vanities, towel bar & toilet tissue holder.
63. Rental gas hot water tank.

## Interior Appointments

64. Drywall surfaces painted with one colour. \*
65. Rounded drywall corners.
66. Arch top doors (interior passage & bi-fold closet).
67. Colonial style trim throughout painted white.
68. Privacy passage sets on all bathrooms & master bedroom.
69. Quality Kitchen & bathroom cabinets. \*
70. Sprayed texture ceilings.
71. Railing and spindles around stair well as per plan. Natural Finish
72. Carpet installed over 8 lb underlay. Kitchen, bathrooms and foyers to have vinyl installed over mahogany underlay. \*
73. Home cleaned upon presentation.

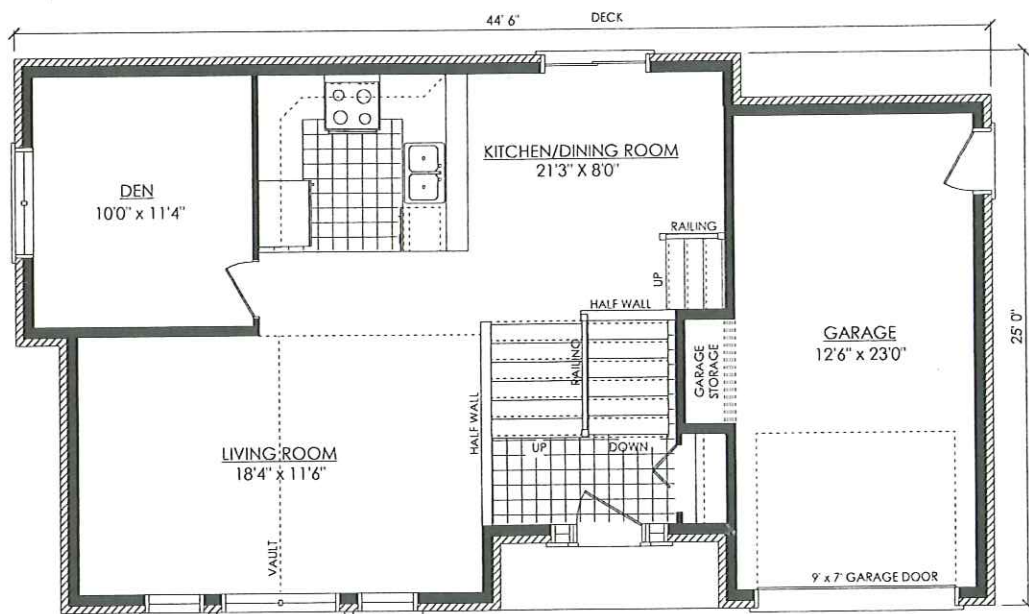


Our House • Your Home

All interior choices & colours to be selected from Builder's samples.

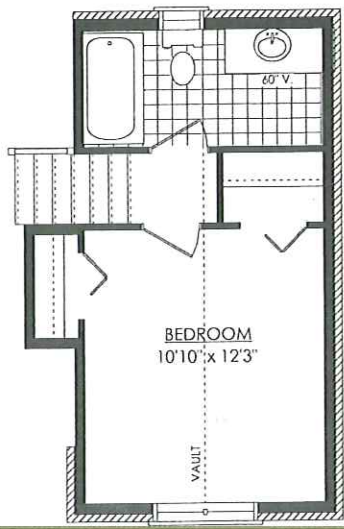


RENDERINGS ARE ARTISTS CONCEPT ONLY. DIMENSIONS ARE APPROXIMATE.



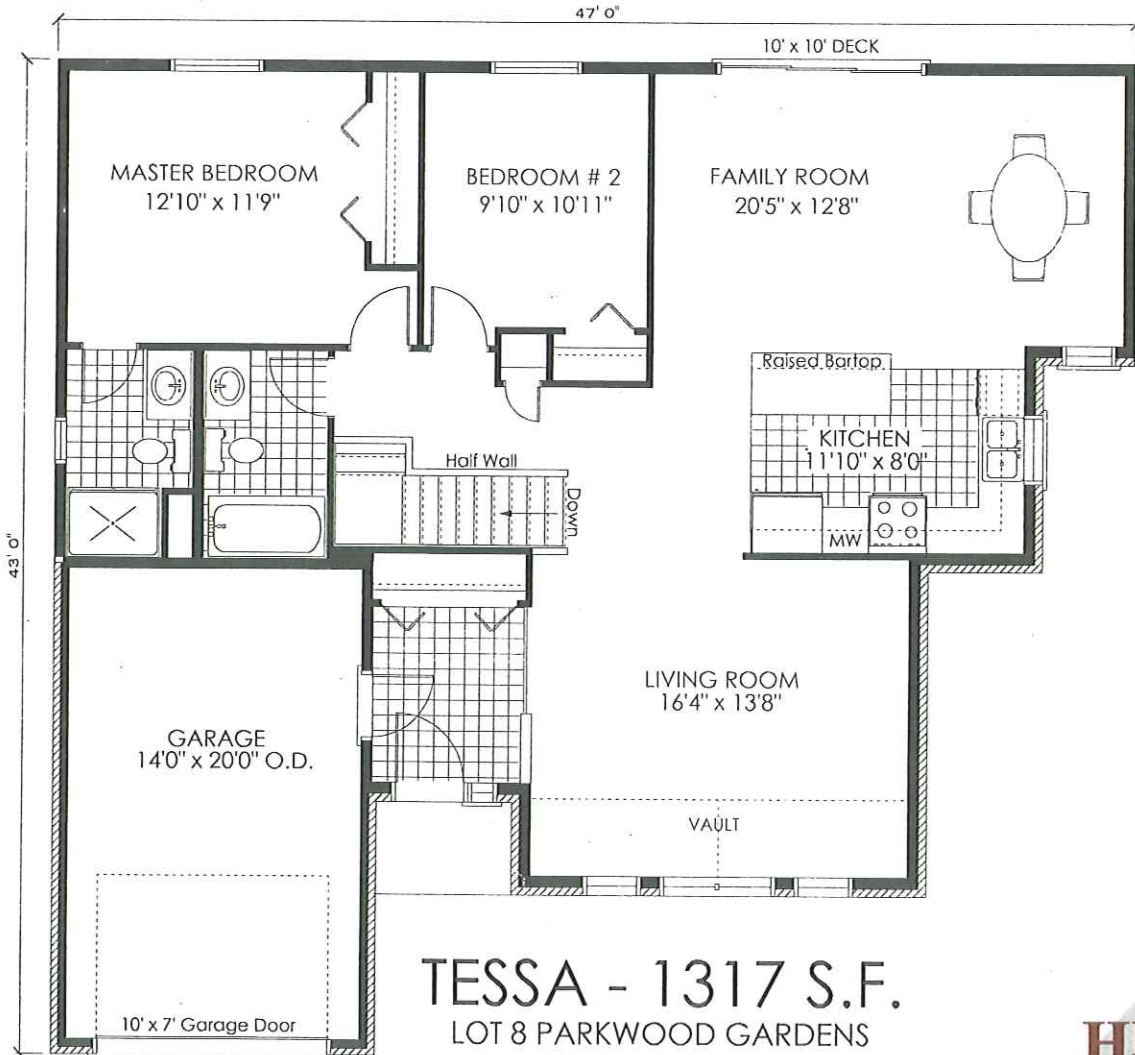
# ABIGAIL - 1038 S.F.

LOT 19 PARKWOOD GARDENS



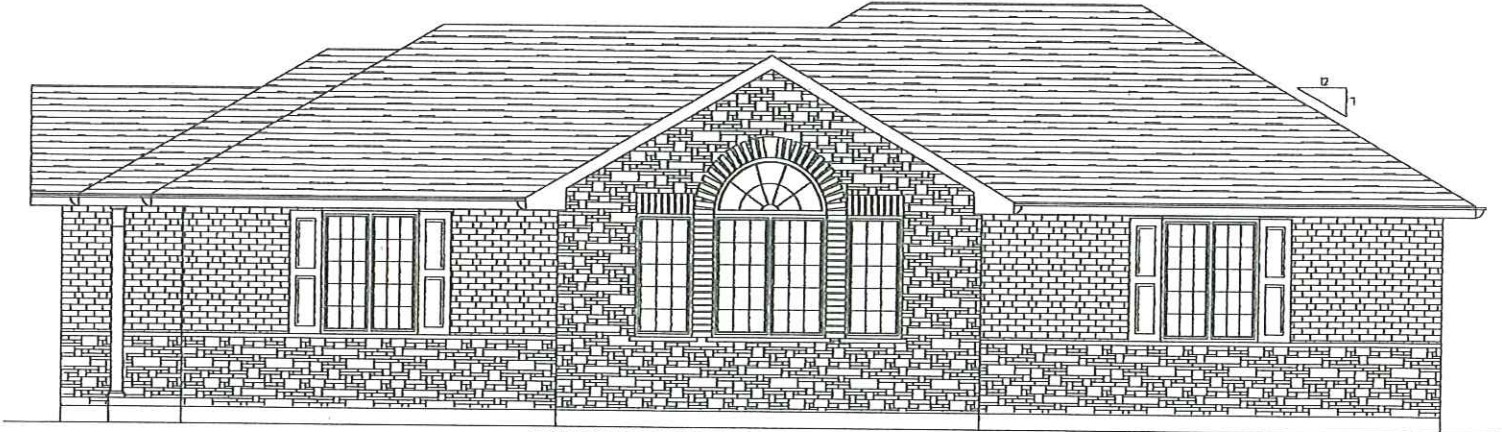


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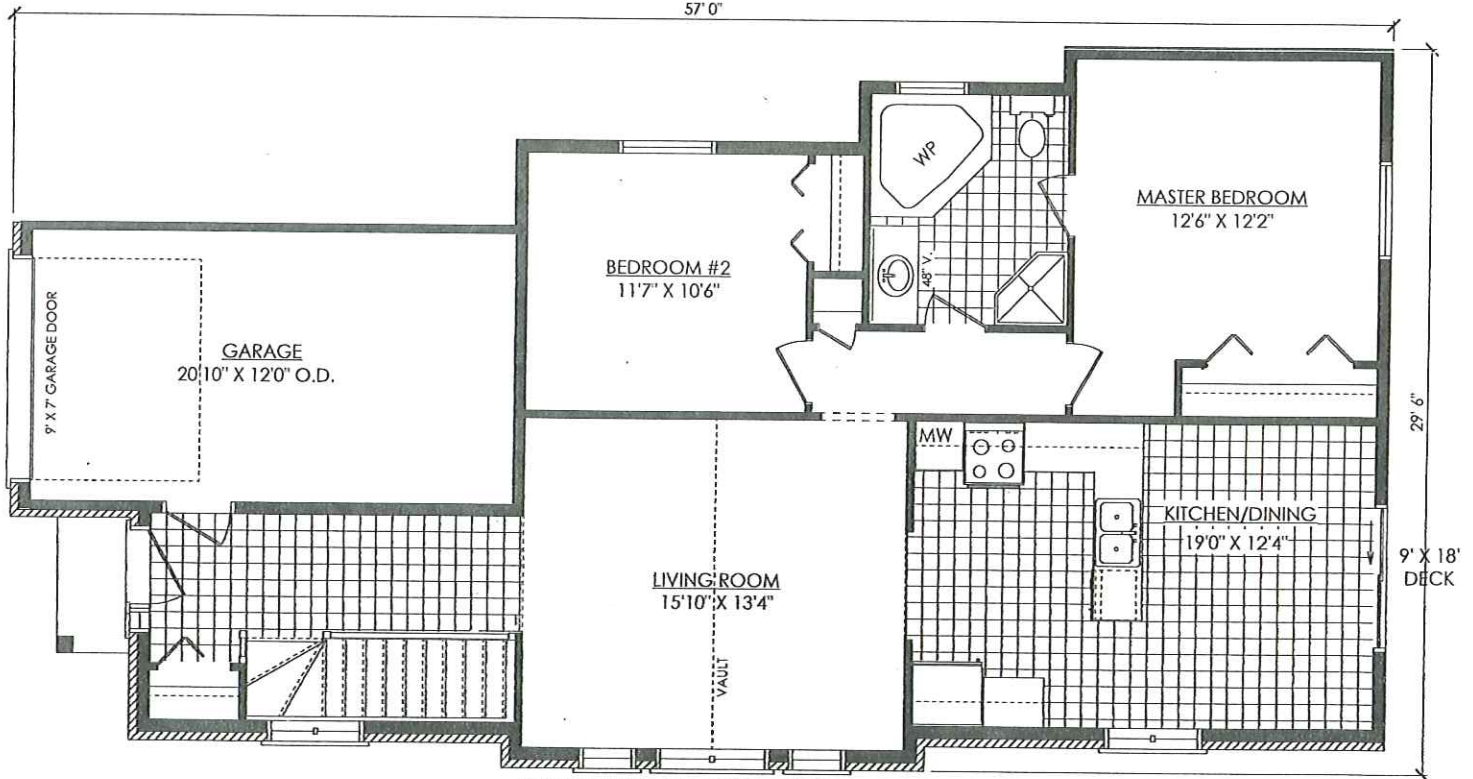


**TESSA - 1317 S.F.**  
LOT 8 PARKWOOD GARDENS

# Our house, your home.



RENDERINGS ARE ARTIST'S CONCEPT ONLY. DIMENSIONS ARE APPROXIMATE.  
57' 0"



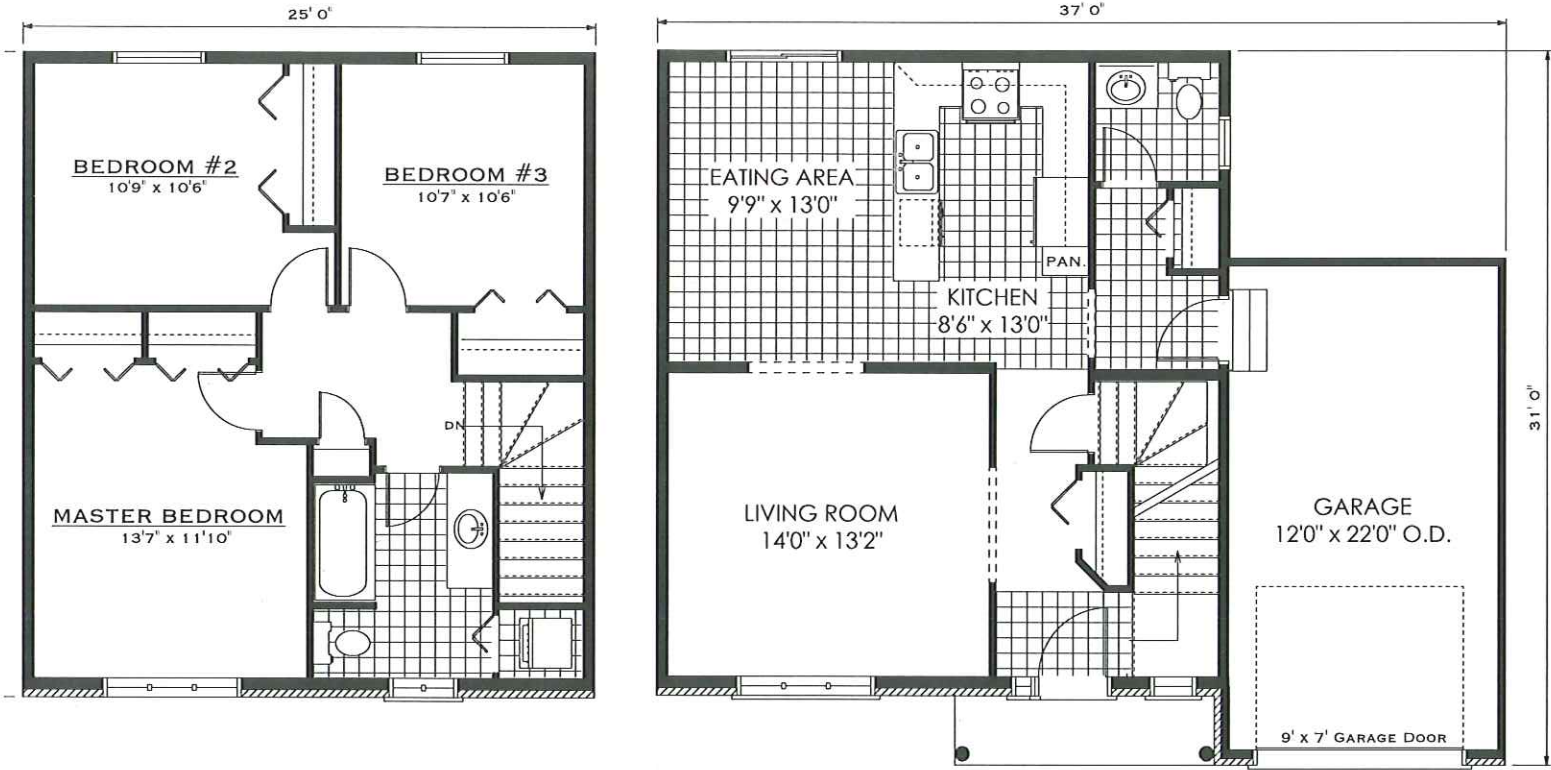
LOT 19-2 THISTLEWOOD CT. - CHELSEA MODEL  
MAY 8, 2008 - 1131 SQ.FT.  
HILDEN HOMES LTD.

# HILDENHOMES

393 Sidney Street Belleville, Ontario K8P 3Z9 Tel 613.962.4600 Fax 613.962.4511 info@hildenhomes.com www.hildenhomes.com



Drawings are artists concept only. Dimensions are approximate.



**ELMWOOD - 1400 S.F.**  
LOT 10 PARKWOOD GARDENS

