



RE/MAX[®]

Quinte Ltd., Realtor



Bethel	1138 Sq Ft (Lot 13)	\$199,900
Chelton	1206 Sq Ft (Lot 8)	\$214,900
Alma	1221 Sq Ft (Lot 9)	\$209,900
Carlton	1240 Sq Ft (Lot 7)	\$205,900

FOLLWELL PARK is located off Centre Street, North of Byron Street & South of McFarland Ave

Prices Include Land, House & GST

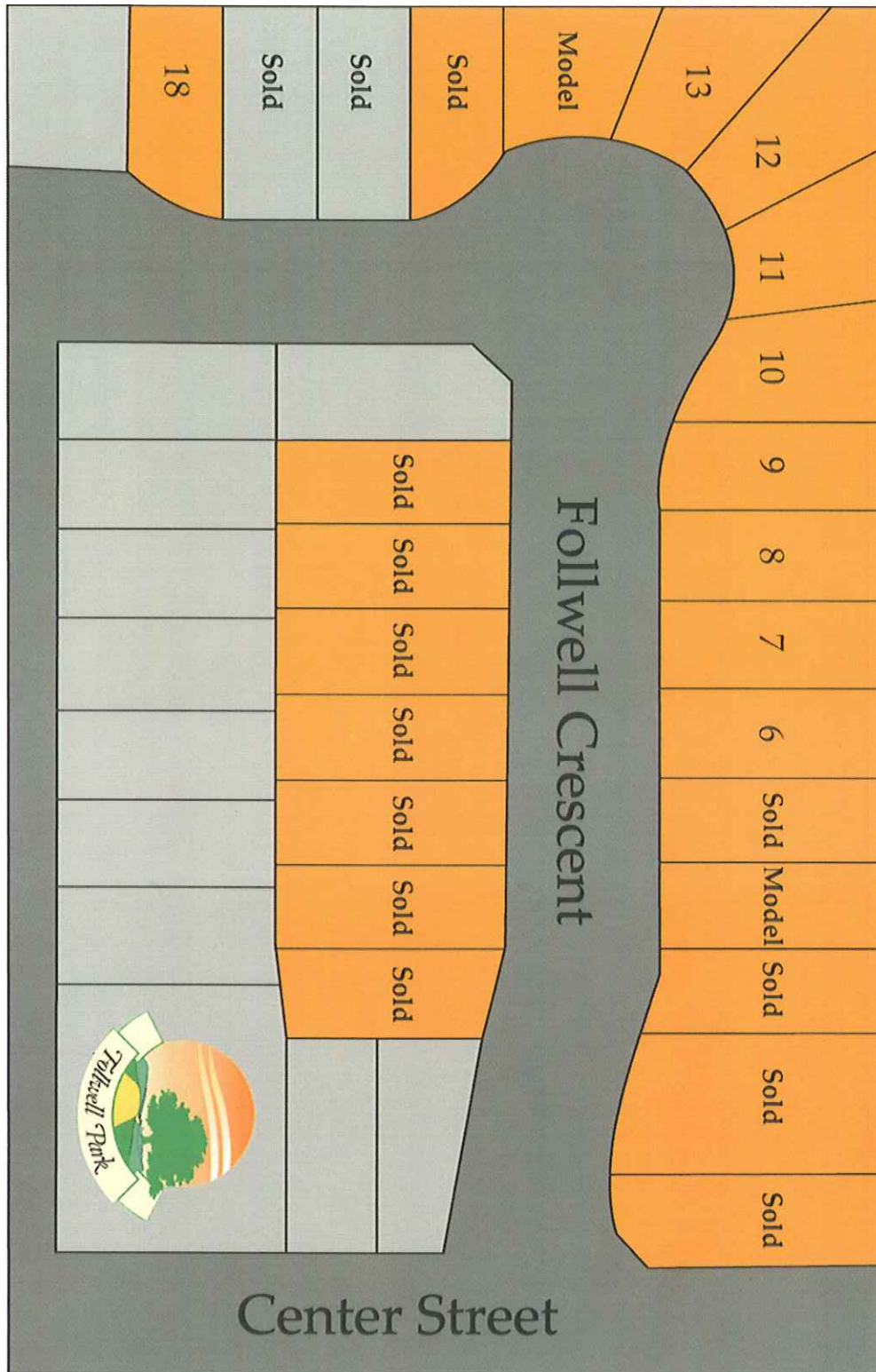
GERRY BAKER
969-9907

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106 North Front Street, Belleville, Ontario K8P 3B4

KAREN BAKER
969-8971

Not intended to solicit properties currently listed for sale.

Our house,
your home.



HILDENHOMES

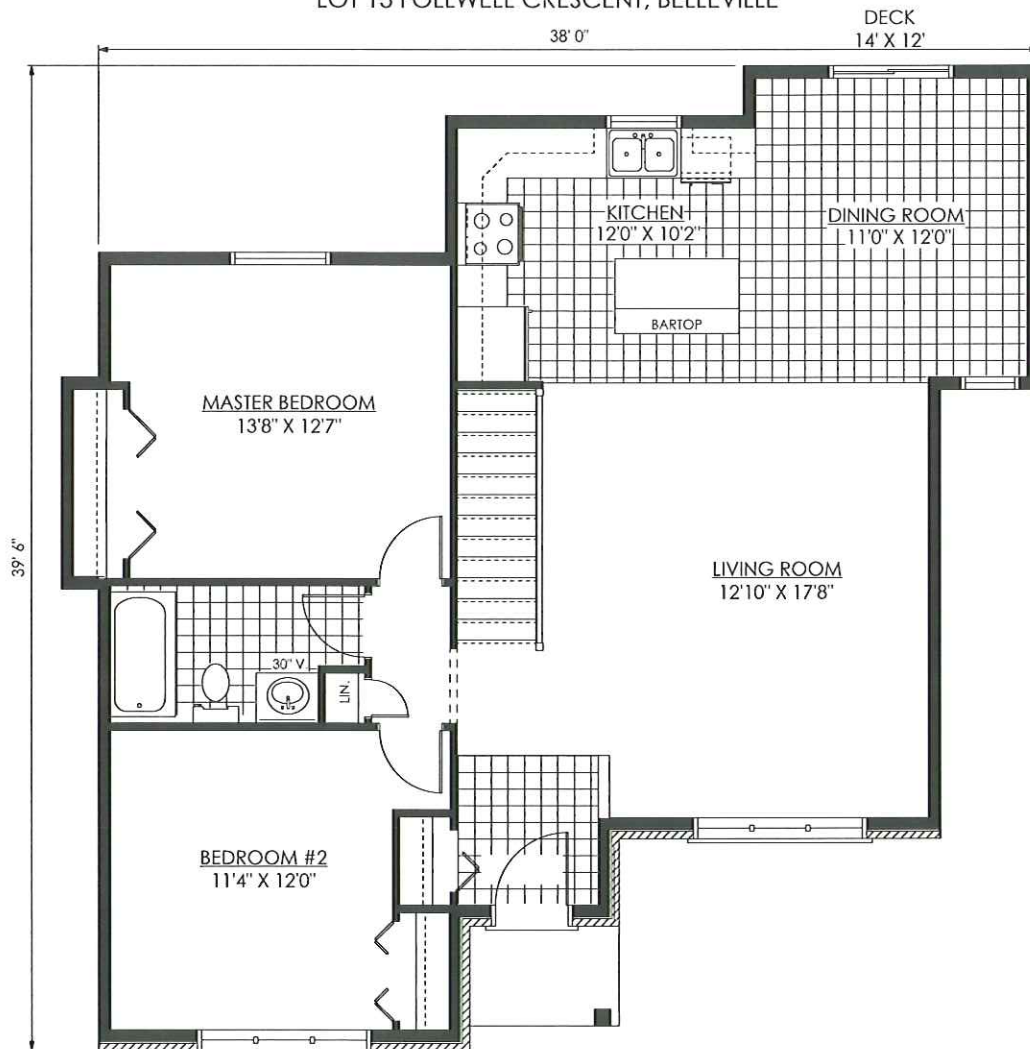
393 Sidney Street Belleville, Ontario K8P 3Z9 Tel 613.962.4600 Fax 613.962.4511 info@hildenhomes.com www.hildenhomes.com

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RENDERINGS ARE ARTISTS CONCEPT ONLY. DIMENSIONS ARE APPROXIMATE.

THE BETHEL 1138 SQ FT
LOT 13 FOLLWELL CRESCENT, BELLEVILLE



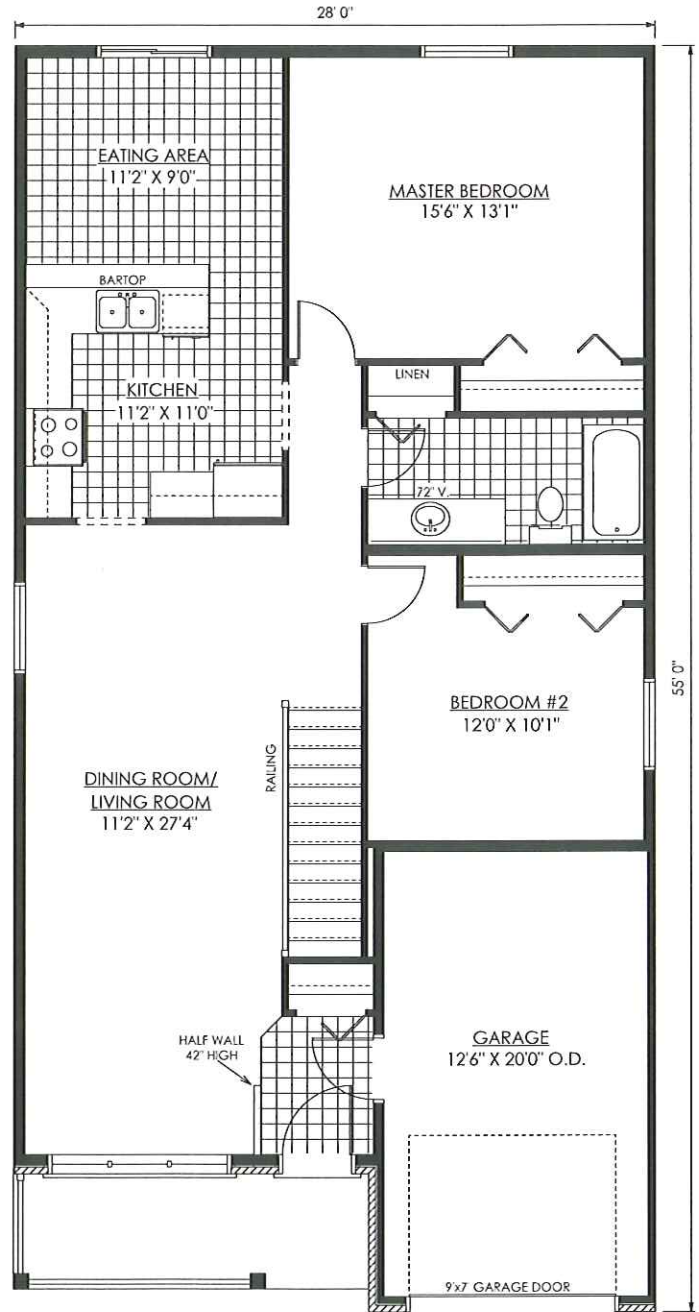
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THE CHELTON
LOT 8 FOLLWELL CRESCENT, BELLEVILLE
MAY 6, 2008 - 1206 SQ.FT.



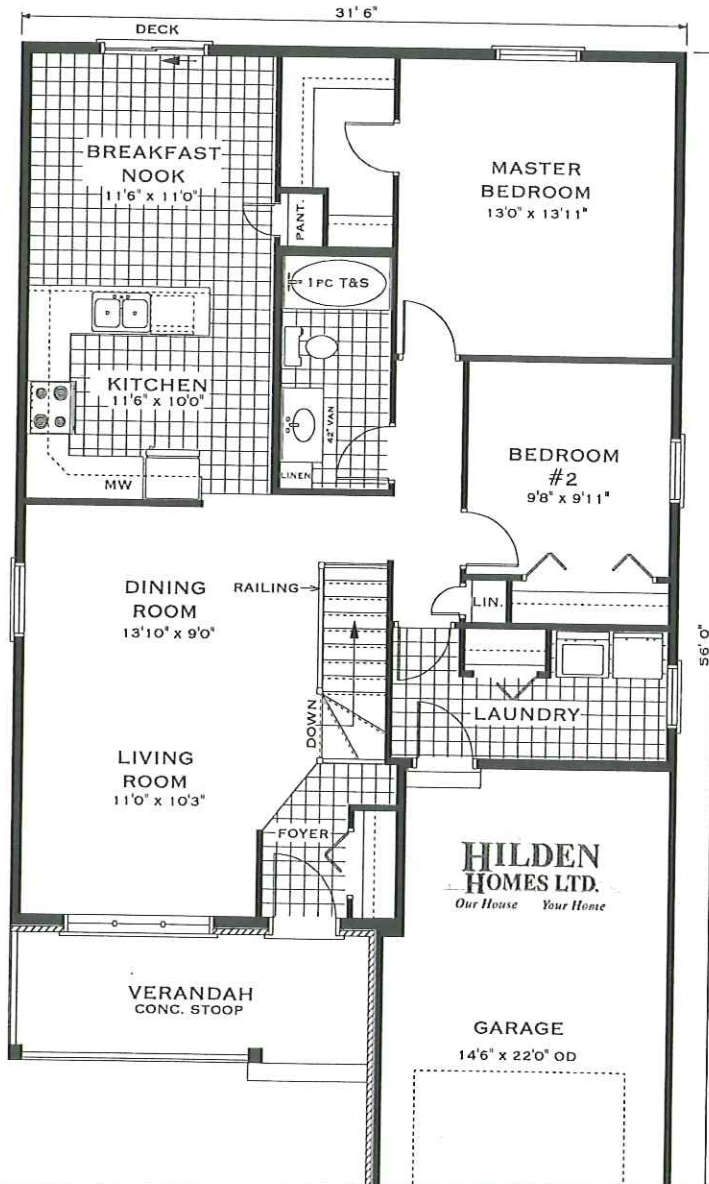
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THE ALMA .1221
(BUNGALOW)



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The Carlton
LOT 7 FOLLWELL CRESCENT, BELLEVILLE

MAY 8, 2008 - 1240 SQ.FT.



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New Home 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.
7. Construction debris removal.

Site work

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. 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 as per plan.

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. Vinyl Shutters on front elevation as per plan. *
33. Maintenance free pre-finished aluminum soffit, fascia and trough.
34. 25 year warranted self-sealing asphalt shingles. *
35. Pressure treated deck with stairs and railing as per plan.

Windows & Doors

36. White vinyl Windows with sealed double glazed units, Low E, and Argon.
37. Grills in Windows on front elevation. * Colonial or Prairie grills.
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.
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/shower.
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 trims throughout painted white.
68. Privacy passage sets on all bathrooms & master bedroom.
69. Quality Kitchen & bathroom cabinets. *
70. Sprayed texture ceilings.
71. Oak Railing with choice of spindles.
72. Carpet installed over 8 lb underlay. Kitchen, bathrooms and foyers to have vinyl installed over mahogany underlay. *
73. Home cleaned upon presentation.

*All choices & colours to be selected from Builder's samples. Substitutions may be made at equal or greater value. Drawings may be altered to meet building codes.