



PARK LANE
HOME BUILDERS LIMITED

Quality Built for Generations of Living

4200 (Lot 28)
Village Creek Drive
Stevensville, Ontario



Park Lane Home Builders is a family owned and operated company that has been delivering quality homes in Niagara for over 30 years. In that time, we have built hundreds of homes throughout the region and have developed an extensive collection of plans. We now build solely within our own exclusive, ideally located neighbourhoods and are dedicated to creating homes where dreams come true and memories are made.

Founded in 1989 by Edward Lenchyshyn, Park Lane Home Builders is now run by his daughters Cathy and Debbie. From the start, Edward's vision was to build quality homes and since taking over the



company in 2016, Cathy has continued with the same vision. To that end, we continue to deliver high-quality, high-value homes in carefully selected neighbourhoods across Fort Erie.



The inviting Village Creek subdivision, located in the community of Stevensville, is an enclave of both single-family homes and townhomes. Park Lane has been working in this community since 2006 and chose to build in Stevensville for the convenience of the location. Village Creek is minutes from the QEW, and only about a half hour drive to the Buffalo Airport. It is close to shops, restaurants, a farmer's market, award winning golf courses and wineries, biking and walking trails, beaches, and the location of the future hospital. In addition, there are schools in town, with Stevensville Public School having been rated, in the past, in the top 10 percent of schools in Ontario.

4200 Village Creek Drive
Stevensville, Ontario

\$899,900

INTERIOR

- 1444 sq.ft. bungalow with attached garage
- Upgraded Quartz counter tops (choose from level 1 & 2) with undermount sink in kitchen and main floor bathrooms (level 1)
- Entertaining-sized kitchen island
- Kitchen cabinetry upgrades included – 36” uppers, crown molding, light valance (lights not included)
- Spacious pantry cabinet that complements kitchen cabinetry
- Fridge line (rough-in only)
- Engineered hardwood in the great room and kitchen area
- 12”x24” upgraded tiles in main floor bathrooms, master ensuite shower, laundry and foyer.
- Park Lane standard iron railings and oak handrails where applicable
- 6 pot lights* included and under-cabinet lighting rough-in only
- Cathedral ceiling in great room and 9-foot ceilings throughout main floor
- Tray ceiling in master bedroom
- Smooth ceilings throughout finished areas
- Spa-like ensuite bathroom featuring a double sink vanity, tiled shower with shampoo niche and custom glass doors
- Upgraded faucets in kitchen (level 1)
- Basement unfinished
- Upgraded basement windows and wells
- Upgraded floor system
- Plus numerous other construction upgrades, please see Park Lane finishes

EXTERIOR

- Upscale tilt and turn windows – black on exterior side (preselected by builder)
- Upgraded frosted glass front door with sidelights (preselected by builder)
- Stone facing on front elevation (preselected by builder)
- Covered terrace off kitchen and upgraded tilt and turn balcony glass door, including retractable screen
- Horizontal siding
- Paved driveway
- Number stone

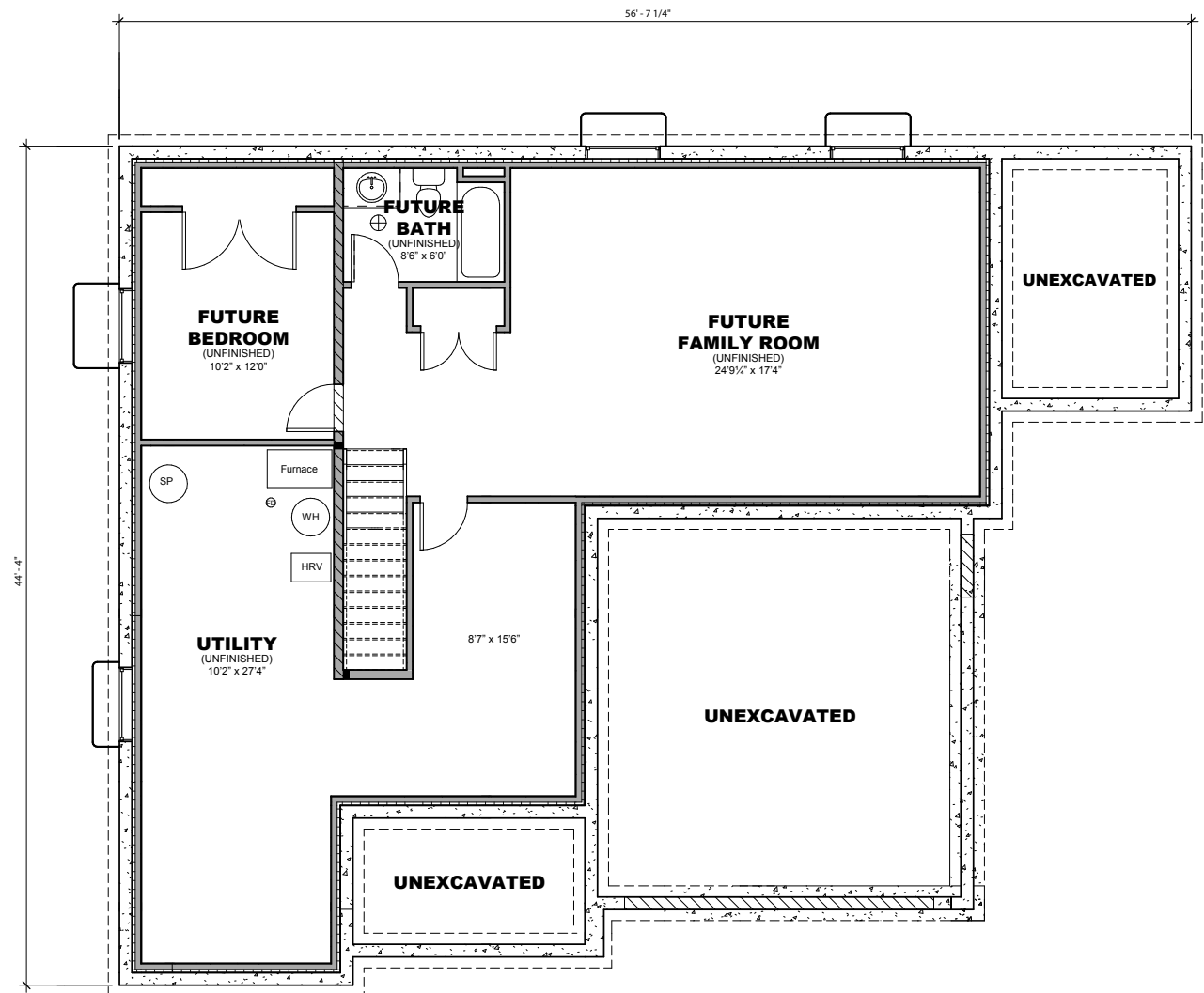
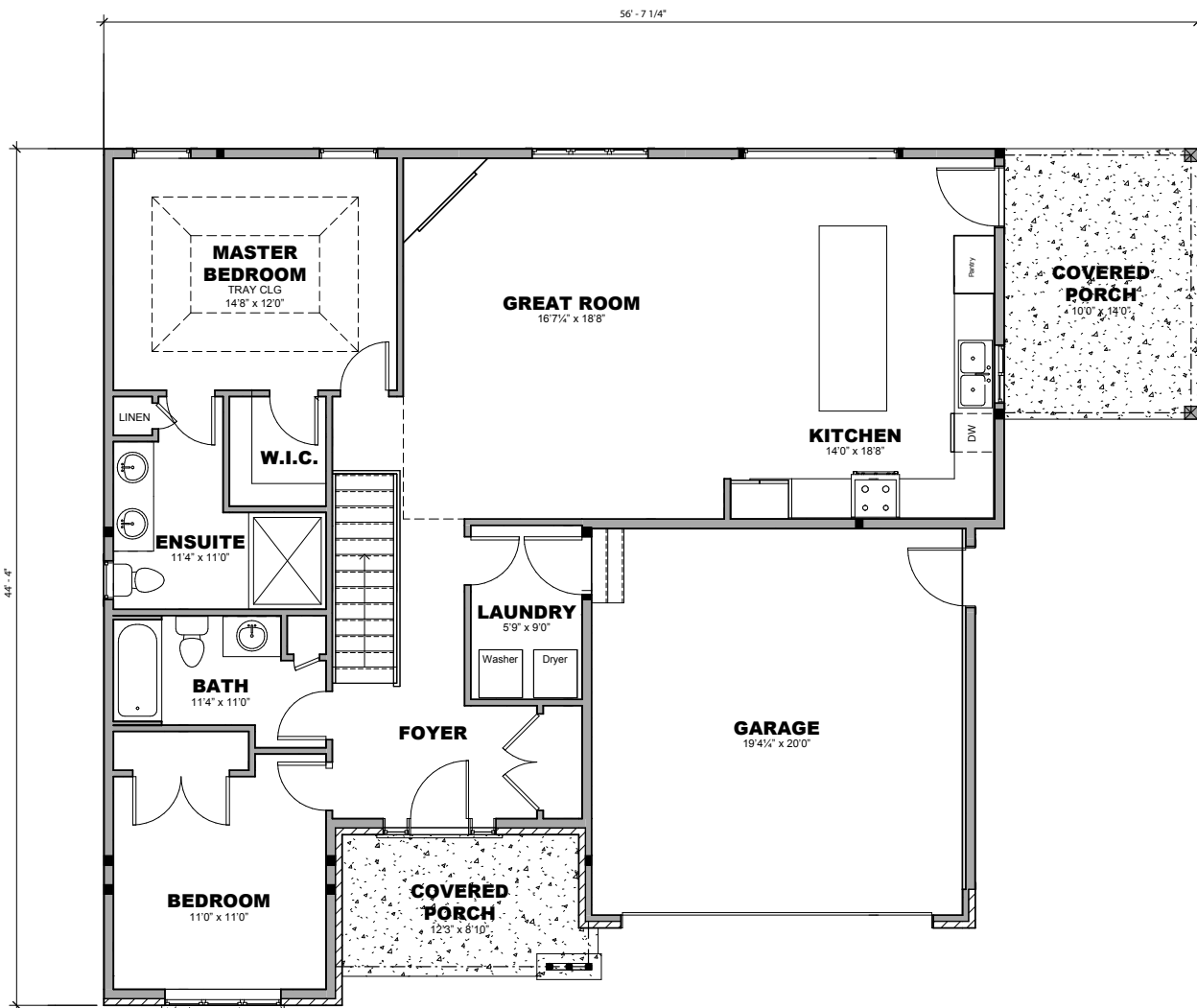
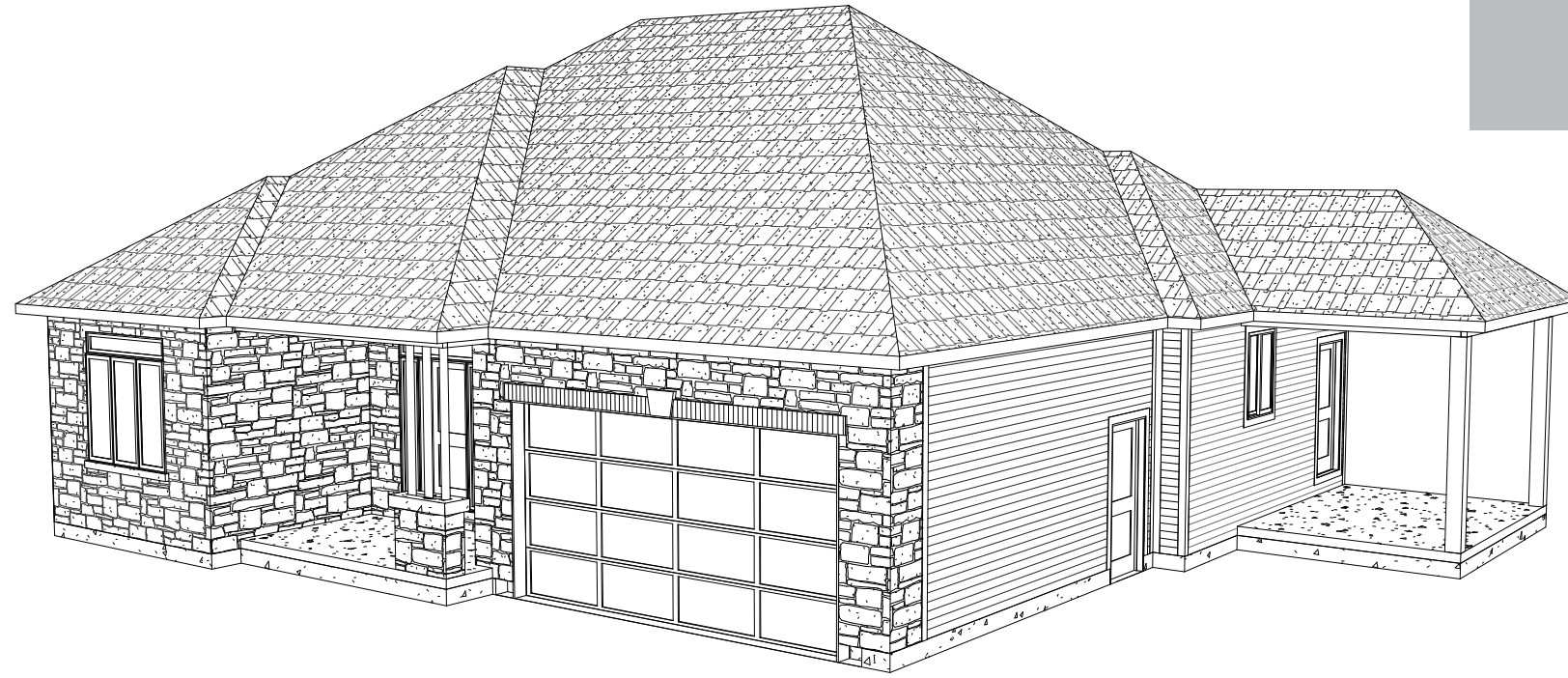
- Specifications will be laid out on Schedule D of offer
- * Location of pot lights to be determined by builder
- No changes to plans and/or specifications
- Buyer to choose interior colours. NOTE: Exterior colours are preselected by builder
- Engineered hardwood is not recommend in high moisture areas, however Park Lane will install it at buyer’s request – please ask for details



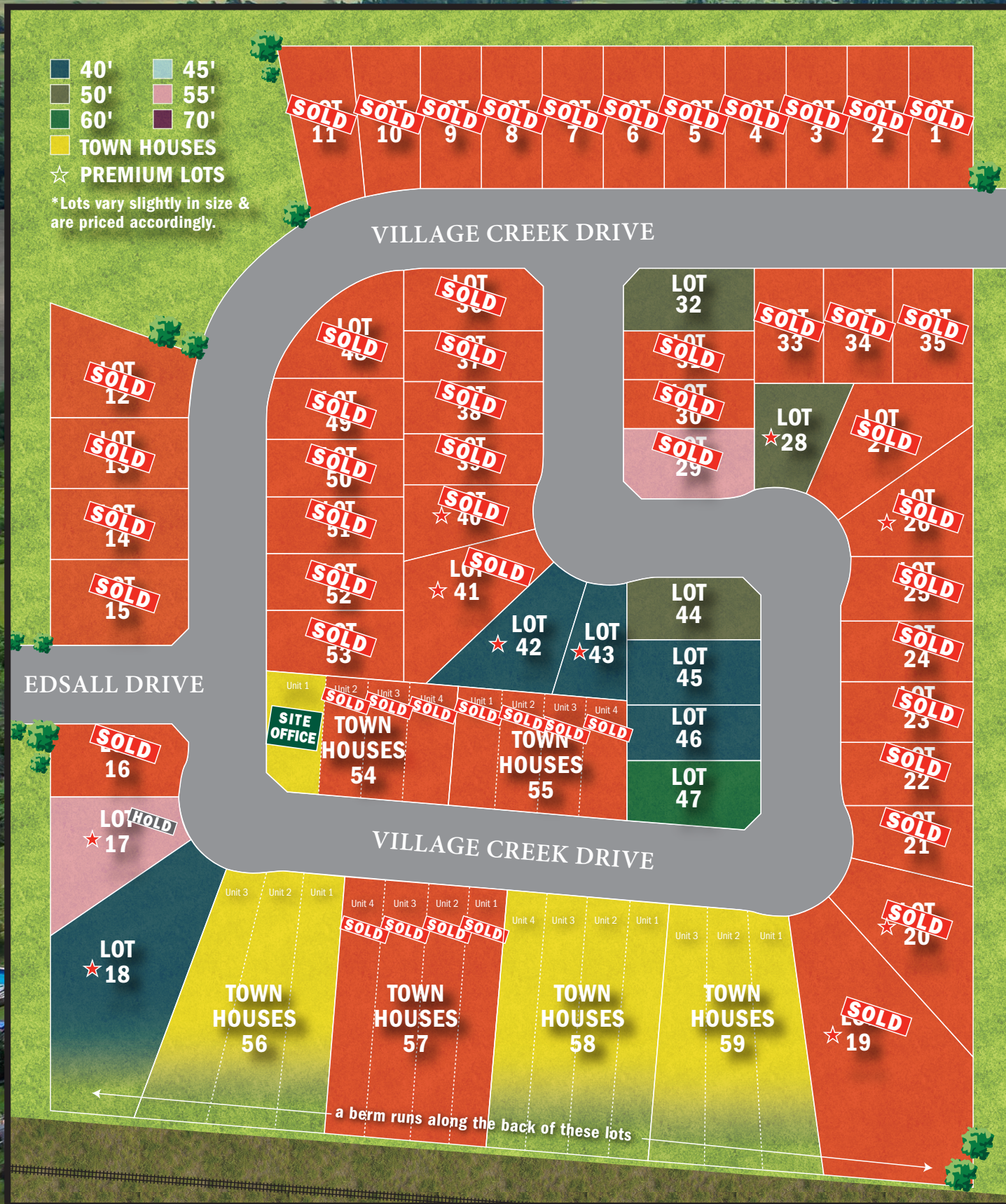
* ALL PHOTOS TAKEN OF PREVIOUS BUILDS, NOT ALL SPECIFICATIONS PICTURED ARE INCLUDED.

MAIN FLOOR PLAN

1444 sq.ft.



LOWER FLOOR PLAN





FOUNDATION PACKAGE

- 8" poured concrete 20 Mpa (above OBC standard) basement walls*
- Drainage layer (Delta Wrap) waterproofing membrane (on exterior of foundation wall)*
Tar spray damp proofing on exterior foundation wall above OBC*
- Rebar in the top of the foundation walls*
- Covered weeping tile around perimeter in stone drainage bed
- 25 Mpa poured concrete basement floor, with floor drain*
- Sump pump installed in basement with drain pipe exiting through exterior wall
- Garage floor & porch: Reinforced concrete 32 Mpa
- Oversized 47"x36" cast in place basement windows

FRAMING

- Moisture resistant OSB premium sub-floor nailed, and glued on kiln-dried wood floor joists
- 2x6 exterior walls as per Ontario Building Code Standards
- Pre-engineered roof trusses with plywood roof sheathing
- 9 foot ceilings on main floor*
- Double plate foundation wall (adding additional height in basement)*
- Unfinished basements to include framed bearing walls

ROOFING

- Self-sealing fiberglass shingles
- Aluminum drip edge with factory painted galvanized valley
- Buyer's choice shingles from builder standard selection; GAF Timberline High definition, BP Everest 42 Limited Lifetime Warranty & Owens Corning TruDefinition Duration "Limited Lifetime"

INSULATION

- To be done from the A1 compliance package as per the Ontario Building Code and completed as follows; R22 fibreglass batts in the above grade walls, R60 fibreglass to be blown into the attic & R31 fibreglass batts in sloped ceilings
- R24 (Double layer R12) Batt insulation on framed exterior basement walls*

SEPARATION WALL SYSTEM TOWNHOME OR SEMI

- Upgraded Wall System - Double layer*
- 1 inch Densglass shaft liner with the following on either side: 1 inch air space, 2x4 framing, Double layer batt insulation and 5/8 drywall fire rated drywall

EXTERIOR

- Wood frame construction, with brick &/or vinyl siding (as shown on plan) & limestone ledges under windows
- Pre-finished maintenance free aluminum soffits, fascia & eavestroughs
- Maintenance-free vinyl white (no grills) thermopane windows
- Two panel fibreglass entry doors
- Two (2) exterior hose bibs
- Two (2) exterior weatherproof electrical receptacles
- Lot to be graded as per grading plan
- CHI metal R9.65 insulated garage door from the builders standard selection of colours (no windows)
- Poured concrete front porch (as per plan)
- Engraved Park Lane logo to be placed on front elevation (on homes with brick front)
- Paved minimum of 2" asphalt driveway & fully sodded front and rear yards (excluding the berm for those lots that permit). Berm has been hydro-seeded

FLOORING

- All Flooring selections are as follows (unless indicated otherwise) - all flooring selections are from builder standard samples
- 6" width Engineered hardwood floors in living room & dining room
- 13"x13" ceramic tile in foyer, kitchen, bathrooms & laundry area (if applicable) with the Schluter system* underlay
- Carpet with a 9mm under pad in hallway, bedrooms, pine staircase & basement (if included)
- Delta around perimeter of footing prior to concrete basement*

KITCHEN

- Stainless steel double sink in kitchen & Quality Moen single lever kitchen faucet
- Custom quality kitchen cabinets to be constructed from a choice of painted MDF, Maple or Oak (from the builders standard samples) to include a framed pantry (if plan permits). Cabinets to have a provision for dishwasher
- Quartz counter tops in the kitchen, with a Bristol stainless steel undermount sink

HEATING

- Gas-fired, 96% high efficiency two-stage forced air furnace
- Rental gas-fired, high efficiency hot water heater
- Heat Recovery Ventilation System to reduce heating costs
- Thermostat centrally located on main floor
- Energy efficient 13 seer central air conditioning

FINISHING TRIM (INTERIOR)

- Pine casings and baseboards to be painted with semi-gloss and may have a sprayed finished
- 5 ¼ baseboards, 3" casings with backband
- A selection of Masonite interior doors; from Builders Standard Selection
- Interior Weiser doorknobs in a brushed chrome finish
- Shelf board(s) and rod(s) to be included in all closets

DRYWALL & PAINT

- Drywalled interior walls & ceilings
- Two (2) light paint interior colours included (Buyer's selection from builders standard samples)
- Flat ceilings throughout the main floor
- Flat paint finish on walls throughout
- Garage walls and ceilings to be dry walled and primed, closets are painted white

BATHROOM(S) & LAUNDRY

- Bathroom plumbing fixtures, white in colour & quality Moen single lever bathroom faucets
- Rough in for bathroom in basement
- Quality semi solid oak, maple or painted MPF-crafted vanity cabinet with laminate countertop in bathroom(s) with standard mirror over the vanities & hot and cold water shut off valves under the vanities
- One towel bar and toilet tissue dispenser in bathroom(s)
- Mirolin One-piece 60" fibreglass tub/shower in main bathroom/ensuite or 60" acrylic shower unit
- Privacy locks on all bathroom doors
- Exhaust fans vented to exterior in all bathrooms, powder rooms & laundry room (if applicable)
- Washer & Dryer connections and dryer vent in laundry area - laundry tubs are not included

ELECTRICAL

- 200 amp electrical service for detached homes & 100 amp service for townhomes; copper wiring with circuit breaker panel
- Pre-wiring of eight (8) cable TV and/or telephone jacks, to be provided to standard locations in home (or located as indicated on plan)
- All light fixtures and door chimes from Builder's standard selections OR a \$1,000.00 (net HST) allowance
- 4 Pot Lights
- Heavy-duty wiring and outlet for stove in kitchen
- Outside vent, heavy-duty wiring and outlet for clothes dryer
- Smoke and CO detectors; interconnected smoke detectors on each level and in each bedroom; carbon monoxide detector on main level interconnected with smoke detectors
- Contemporary Decora light switches & receptacles throughout

TARION NEW HOME WARRANTY

ONE-YEAR WARRANTY PROTECTION

The home is free from defects in workmanship and materials.

TWO-YEAR WARRANTY PROTECTION

The home is free from:

- Defects in workmanship and materials including caulking, windows and doors, so that the building prevents water penetration, protects the electrical, plumbing, and heating delivery & distribution systems, and prevents deterioration of exterior cladding
- Violation of the Ontario Building Code's Health and Safety provisions.

SEVEN-YEAR WARRANTY PROTECTION:

A "major structural defect" is defined in the Ontario New Home Warranties Plan Act as:

- A defect in workmanship and materials that results in the failure of a load-bearing part of the home's structure, or adversely affects your use of the building as a home.

All plans and specifications are subject to change from time to time without notice at the sole discretion of the Vendor. The Vendor reserves the right to substitute materials of equal or better value. The vendor reserves the right to change the foregoing specifications without notice. E. & O. E.



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