

The Features



SITE FEATURES

- The finest lifestyle living in Lambton County, The Residences of Sawmill Creek offers resort living on the premier links style golf course, Sawmill Creek
- Secure gated entry system with intercom access for your visitors
- Extensive landscaping throughout the site complete with a community common area including putting green, an English Country Garden and prestigious entry
- Swimming pool, deck and cabana is available for resident members, golf members and resort guests
- The development is fully irrigated
- All utilities and services are underground with classical street lampposts throughout the community

ELEGANT EXTERIORS

- Each unique model offers a selection of architecturally designed elevations, controlled and maintained on all the homes within the development
- Distinctive and rich exterior finishes of stone and clay brick, long life maintenance free vertical vinyl siding and cedar shake style siding all accented by designer vinyl shutters, entrance columns and porch railings
- Exterior pot lights on front and rear of home; coach lights at rear, where applicable
- Pre-finished maintenance free oversized aluminum eaves trough, soffit, fascia and downspouts
- Spectacular designer low maintenance pre-finished vinyl casement windows and patio doors complete with transom lights and two tone grills
- 30-year dimensional self-sealing asphalt shingles
- Insulated "Carriage House" garage doors complete with natural light windows and decorative hinges
- Paved driveway, concrete steps, porches and walks with attractive paving stone borders
- Oversized long lasting and low maintenance exterior decks complete with a natural gas barbecue connection

CUSTOM INTERIOR FEATURES

- Minimum 9' ceilings with vaulted, coffered and tray ceilings on the main level, where applicable
- Classic trim package of paneled (classic series) doors with decorative brushed metal levered door handles, 5 1/2" baseboards, 3 1/2" door and window casings
- Distinctive open staircases complemented by heavy oak hand railings, newel post and oak or painted spindles
- Gas fireplace, complete with decorative mantel and ceramic tile hearth
- Two coat interior wall and woodwork finishes (choice of three colours), low sheen enamel and durable acrylic woodwork finish

- California textured ceilings in all rooms except bathrooms, kitchen and laundry area
- Higher quality 42 oz. plush or berber carpet with 5 1/2 lb. "Forever More" foam underpad installed wall to wall in the great room, dining room, hallways and bedrooms
- Ceramic tile flooring in foyer, kitchen, breakfast, laundry and bathrooms
- Custom wire shelving (in oversized walk-in master) and all other standard and linen closets
- Bay window seats in applicable models
- All garages and golf cart storage area are drywall finished
- Services of builder's interior decorator provided for custom colour and design selections

QUALITY CONSTRUCTION AND PEACE OF MIND

- Engineered floor system with 3/4" T&G subfloors nailed and glued and 2'x6' wall construction
- R12 insulation (3 ft below grade) and 6mil light resistant vapour barrier
- Exterior walls covered with R20 fiberglass insulation and ceilings with R40 insulation throughout the home
- Nine inch poured concrete foundation with 4" weeping tile drainage system, complete with submersible pump leading to surface discharge
- Oversized basement windows with protective water resistant window wells
- Electronic smoke and carbon monoxide detectors
- Above industry standard fire/noise penetration separating walls in the Manor homes
- Metal insulated non-warp exterior doors with magnetic weather stripping
- All exterior doors are provided with security deadbolt locks and a self closing door from the garage to the home

CUSTOM KITCHENS AND BATHS

- Allowance for custom designed cabinetry (3 standard styles) in kitchen and bathrooms with choice of matching upper crown molding, beveled glass corner unit, pots and pans drawer, microwave shelf, lazy susan, and under counter valance with lighting, where applicable
- Laminated contoured countertops
- Stainless steel sink with single levered Delta (or equivalent) faucet
- Decorative ceiling pot lights per design
- Two speed stove range hood vented to the exterior
- Ensuite vanities offer a bank of drawers and double porcelain sinks while the main bath features a pedestal sink, where applicable
- Custom architectural faucets and roman tub faucets on whirlpool tub options
- Pressure balanced shower controls in all bathrooms

- Deep soaker tub with ceramic tile finishes (whirlpool option)
- Ensuite with custom ceramic shower and glass shower doors; and main baths with preformed fiberglass tub
- Brushed metal bathroom towel bars and tissue holders with oversized plate glass mirrors
- Bathroom exhaust fans vented to the exterior and two decorative ceiling pot lights in ensuite

MECHANICAL/ELECTRICAL FEATURES

- High efficiency natural gas forced-air heating system with electronic ignition and digital thermostat
- Central air conditioning designed for each specific home
- 40 or 60 gallon gas water heater (rental unit)
- Laundry area dryer vented to exterior
- 100 amp electrical service, circuit breakers with wiring exceeding Hydro One specifications
- Designer interior light fixtures and entry door chimes
- Ground fault interrupters, front and rear weather proof exterior outlets, dedicated service for golf cart charger, pre-wired for garage door openers
- Two cable TV and two telephone outlets
- Rough-in for central vacuum
- Two exterior hose connections (garage and patio area) and rough-in three piece lower bath

WARRANTY AND NOTES

- All homes are covered by TARION with 7 years coverage against major structural defects, 2 years coverage for plumbing, heating and electrical systems, and 1 year for all other items
- Our policy of continual improvement in design and construction materials may require that standard specifications are subject to change without notice, provided that substituted materials are of equal or superior quality

