

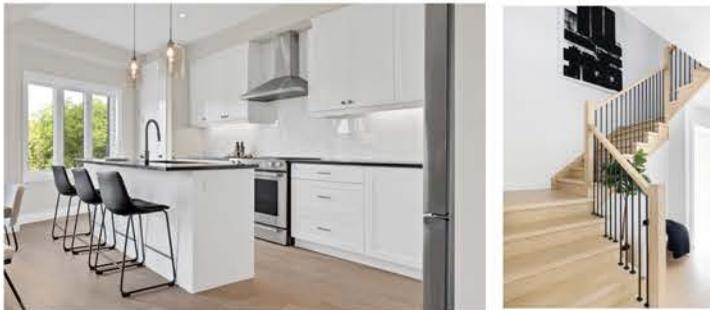


VISTA
HILLS



RITZ
HOMES

VISTA HILLS
Waterloo
T: 519-743-8140



At Ritz Homes, we believe a home should feel **complete** the day you move in.

As part of our current offerings, select homes include a professionally finished basement and premium Fisher & Paykel appliances – thoughtfully chosen to enhance both everyday living and the overall design of the home.

From the kitchen to the lower level, each space is completed with the same attention to detail, quality finishes, and craftsmanship, allowing homeowners to enjoy their home fully without future renovations

- Contemporary Delta faucets/shower
- Upgraded stainless steel chimney hood fan
- Separate side entry to home***
- 4 LED pot lights in kitchen
- Brick side and rear of home
- 4 LED pot lights in great room
- Front elevation with stone, brick, stucco and /or board and batten
- Black or taupe exterior windows
- Insulated garage doors
- Air conditioner
- Oak hardwood stairs from main to second floor with oak handrail and spindles**
- 12x24 Tiles in bathrooms, foyer, laundry and mudroom if applicable
- Quartz countertops in kitchen and all bathroom vanities
- 5 1/2" Baseboard and 3 1/2" casing
- Engineered hardwood on main floor
- 8' Interior doors on foyer & main floor *excl. garage steel man door
- Finished Basement****
- 9' Foundation

* All standard selections provided are chosen from Builder Standard Samples. Upgrade options available

** Includes stairs from Foyer to Main Floor in Walk Up Lots

*** Separate entry to home may vary based on grade/house layout

**** Utility room, cold cellar, and under stairs storage are unfinished. Choice of two LVP waterproof flooring options with carpeted stairs. Choice of two 12x24 floor and wall tiles. Standard mirror and acrylic tub with shower curtain rod.

See standard specifications for details.



Premium Appliance Package

VALUED AT \$19,500 + H.S.T



FISHER & PAYKEL
36 IN FD FRIDGE



FISHER & PAYKEL
30 IN ELEC RANGE



FISHER & PAYKEL
DISHWASHER



WHIRLPOOL FRONT
LOAD 5.0 CU FT
WASHER



WHIRLPOOL FULL
SIZE FRONT LOAD
7.4 CU FT DRYER

MODELS SUBJECT TO AVAILABILITY

STANDARD SPECIFICATIONS



EXTERIOR

- LOT GRADED TO THE REQUIREMENTS OF THE CITY
- CONCRETE DRIVEWAY
- PRECAST STEPS
- TWO (2) EXTERIOR FAUCETS, ONE TO BE INSTALLED IN GARAGE
- TWO (2) ELECTRICAL OUTLETS, ONE TO BE INSTALLED ON FRONT PORCH
- FRONT ELEVATION STONE AND-BOARD AND BATTEN
- MAIN FLOOR BRICK WITH CAPPING ABOVE WINDOWS AND DOORS
- MAINTENANCE-FREE ALUMINUM SOFFITS, FASCIA AND DOWN-SPOUTS
- FOUNDATION WRAPPED IN WATERPROOFING MEMBRANE
- SELF-SEALING #210 ASPHALT SHINGLES AS SELECTED FROM BUILDER'S SAMPLES
- TOP SOILED AND SODDED AT FRONT, SIDES AND REAR AS PERMITTED BY THE CITY
- WEATHER PERMITTING; SOD WILL BE LAID BETWEEN THE MONTHS OF MAY - SEPTEMBER
- FOR YOUR SAFETY, ALL ENTRANCES (EXCEPT THE FRONT) WILL BE TEMPORARILY SECURED DURING OCCUPANCY, WITHOUT STEPS OR RAILINGS
- 9' CEILING ON MAIN FLOOR, 8' CEILING ON SECOND FLOOR,
- 9' FOUNDATION
- A/C SUPPLIED AND INSTALLED AS PER HEAT/LOSS DESIGN

DOORS & WINDOWS

- TWO-PANEL SMOOTH INTERIOR DOORS
- PAINTED CASINGS AND BASEBOARDS. LEVEL 1 UPGRADE FROM BUILDER SAMPLES. STEP 3 1/2 - 5 1/2
- ALL INTERIOR AND EXTERIOR HARDWARE TO BE LEVEL 1 UPGRADE FROM BUILDER SAMPLES. LAYTON SATIN NICKEL
- HANDRAIL AND PICKETS ON THE MAIN STAIRCASE TO BE STAINED OAK
- DOUBLE GLAZED, LOW E, VINYL-CLAD SLIDING AND CASEMENT WINDOWS (WITH SCREENS AS REQUIRED)

FLOORING

- 40 OUNCE BROADLOOM CARPET IN BEDROOMS AND UPPER HALLWAY (SELECTED FROM THE BUILDER'S SAMPLES)
- 4.0 POUND GRADED UNDER PAD
- ENGINEERED HARDWOOD FLOORING ON MAIN FLOOR WHERE APPLICABLE (SELECTED FROM BUILDER'S SAMPLES)
- CERAMIC TILE FLOORING ON MAIN FLOOR 12X24 FROM BUILDER STANDARD SAMPLES WHERE APPLICABLE
- 5/8 INCH NAILED AND SCREWED, TONGUE AND GROOVE, SPRUCE PLYWOOD SUBFLOORS

BASEMENT

- HIGH EFFICIENCY FORCED AIR GAS FURNACE
- POWER VENTED GAS WATER HEATER (RENTED)
- BLANKET INSULATION ON EXTERIOR WALLS
- COLD CELLAR (UNHEATED ROOM) (IF PLAN PERMITS)
- HRV (HEAT RECOVERY VENTILATOR) SYSTEM
- 3 PIECE FINISHED BATHROOM ROUGH IN
- EXHAUST FANS VENTED TO OUTSIDE INSTALLED IN BATHROOM WITH STANDARD MIRROR, AND ACRYLIC TUB WITH SHOWER CURTAIN ROD

GARAGE

- POURED CONCRETE FLOOR
- ROLL-UP GARAGE DOOR
- ROUGH-IN FOR AUTOMATIC GARAGE DOOR OPENER
- DRYWALL AND TAPED INTERIOR (CEILINGS AND PARTITION WALLS) AS REQUIRED
- HOUSES OCCUPIED FROM NOVEMBER 01 TO MARCH 31 MAY NOT HAVE GARAGE FLOORS POURED BEFORE MAY 31 (DUE TO WEATHER) ROUGH-IN FOR FUTURE ELECTRIC CAR OUTLET IN GARAGE

KITCHEN

- CUSTOM-MADE KITCHEN CABINETS FROM BUILDER'S SAMPLES WITH QUARTZ COUNTERTOPS AS PER BUILDER'S STANDARD
- 36" UPPER CABINETS IN KITCHEN WHERE APPLICABLE
- SPACE FOR DISHWASHER WITH ELECTRICAL AND PLUMBING ROUGH-IN (INSTALLATION AND CONNECTIONS OPTIONAL)
- DOUBLE STAINLESS STEEL SINK AND SINGLE LEVER WASHER-LESS TAPS
- COPPER OR PLASTIC FEEDING LINES AND PLASTIC DRAIN LINES RANGE HOOD FAN VENTED TO OUTSIDE (WHITE)
- MICROWAVE SHELF WITH AN ELECTRICAL OUTLET IF THE PLAN PERMITS

PAINTING

- EXTERIOR PAINTING OF FRONT METAL DOOR
- INTERIOR DOORS AND TRIM ARE PAINTED WITH WHITE SEMI-GLOSS ENAMEL
- ALL INTERIOR WALLS DECORATED WITH ONE COAT FLAT FINISH LATEX, ONE COLOUR OVER PRIMER COAT

INSULATION

- 2" X 6" EXTERIOR WALL CONSTRUCTION WITH R22 BATT INSULATION
- ATTIC INSULATION TO BE R60
- R20 BLANKET INSULATION IN THE BASEMENT WHERE REQUIRED AS PER ONTARIO BUILDING CODE (TO MINIMUM OF 24" BELOW GRADE)

ELECTRICAL

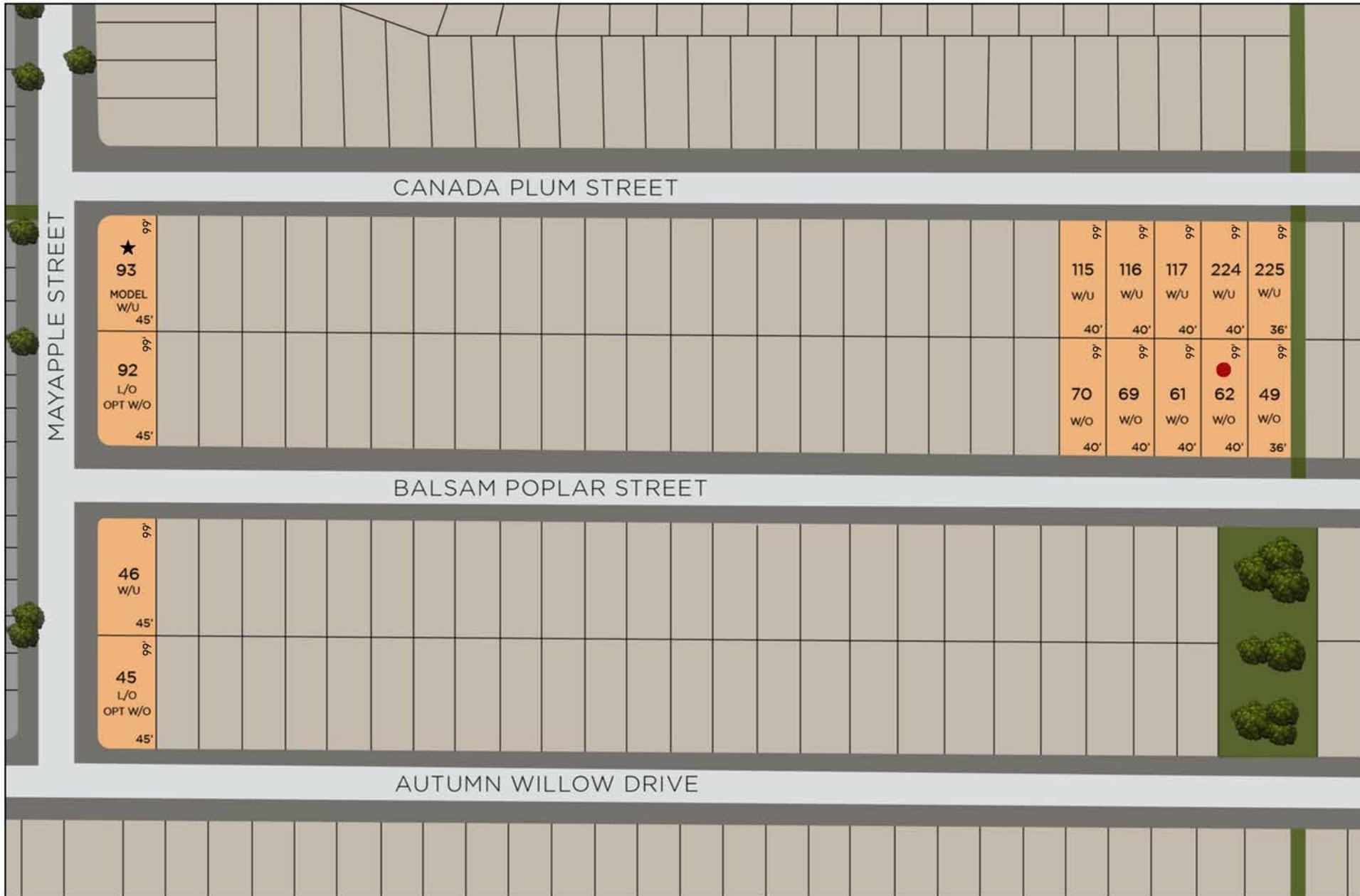
- COPPER WIRING AS SPECIFIED BY ONTARIO HYDRO
- 200 AMP SERVICE WITH CIRCUIT BREAKERS (LOCATION TO BE DETERMINED)
- CEILING LIGHT WIRING IN EVERY BEDROOM
- GFI RECEPTACLES ON EXTERIOR AND IN BATHROOMS
- HEAVY-DUTY ELECTRICAL CABLE OUTLETS FOR CLOTHES DRYER AND STOVE
- LIGHT FIXTURES (SELECTED FROM THE BUILDER'S SAMPLES) SUPPLIED AND INSTALLED BY BUILDER THROUGHOUT HOME
- DECORA PLUGS AND SWITCHES THROUGHOUT. *ADDITIONAL CHARGES APPLY FOR CUSTOM LIGHT FIXTURES OR CEILING FANS

WASHROOMS

- LOW FLUSH TOILETS WITH INSULATED TANK
- VANITY WITH QUARTZ COUNTERTOP; SINGLE-LEVER "DELTA" WASHER-LESS TAPS
- CERAMIC TILE TO CEILING IN TUB/SHOWER AREA FROM BUILDER SAMPLES
- EXHAUST FANS VENTED TO OUTSIDE INSTALLED IN EACH BATHROOM
- STANDARD MIRROR AND SHOWER CURTAIN ROD INSTALLED
- PRINCIPAL ENSUITE TILE SHOWER WITH GLASS DOOR PARTITION

MISCELLANEOUS

- DOORBELL PROVIDED AND INSTALLED
- SMOKE DETECTOR(S) INSTALLED AS REQUIRED
- ALL CEILINGS TO BE "CALIFORNIA" STYLE THROUGHOUT
- SURVEY OF THE BUILDING TO BE PROVIDED TO THE PURCHASER FOR MORTGAGE PURPOSES
- BUILDER SHALL BE RESPONSIBLE FOR CONNECTIONS TO THE HOUSE INCLUDING GAS, WATER, SEWER AND ELECTRICAL.
- BUILDER SHALL SUPPLY SAMPLES FOR ALL SELECTIONS AS APPLICABLE
- SEVEN (7) YEAR TARIION WARRANTY PROGRAM (PAID FOR BY PURCHASER)
- ONE (1) TELEPHONE OUTLET + FOUR (4) TELEVISION CABLE OUTLETS PROVIDED (JACKS, COVER PLATES & ACTIVATION TO BE PURCHASER'S RESPONSIBILITY)
- DRAIN WATER HEAT RECOVERY
- SITE VISITS ARE STRICTLY PROHIBITED UNLESS BY APPOINTMENT WITH THE BUILDER OR AGENT REPRESENTATION
- ALL DUCTS ARE PROFESSIONALLY CLEANED BEFORE CLOSING



- L/O** LOOK OUT LOT
- W/U** WALK UP LOT
- OPT W/O** OPTIONAL WALK OUT
- SOLD
- ★** MODEL

*Lot 45/92 L/O lots can be upgraded to W/O lots including patio door and steps to grade if required \$10,000

VISTA HILLS PRICE LIST



36' LOT

The Meadowview



4

Bedrooms



3.5

Bathrooms

ELEVATION A

ELEVATION B

SQFT

2245

2245

+ FINISHED
BASEMENT

558

558

PRICE

\$1,114,900

\$1,119,900

40' LOTS (WALK UP)

The Creekside



4

Bedrooms



2.5

Bathrooms

OPT 3.5

ELEVATION A

OPT 2ND FLOOR A

ELEVATION B

SQFT

2352

2352

2365

+ FINISHED
BASEMENT

357

357

357

PRICE

\$1,188,900

\$1,194,900

\$1,204,900

The Stonebrook



4

Bedrooms



2.5

Bathrooms

ELEVATION A

ELEVATION B

SQFT

2484

2510

+ FINISHED
BASEMENT

415

415

PRICE

\$1,224,900

\$1,274,900

The Fernwood



4

Bedrooms



3.5

Bathrooms

ELEVATION A

ELEVATION B

SQFT

2790

2790

+ FINISHED
BASEMENT

573

573

PRICE

\$1,299,900

\$1,329,900

The Pinehill



4

Bedrooms



3.5

Bathrooms

ELEVATION A

ELEVATION B

SQFT

2955

2955

+ FINISHED
BASEMENT

515

515

PRICE

\$1,359,900

\$1,344,900

45' LOTS (CORNER)

The Hilltop



4

Bedrooms



4

Bathrooms

ELEVATION A

ELEVATION B

SQFT

2560

2560

+ FINISHED
BASEMENT

845

845

PRICE

\$1,359,900

\$1,349,900

The Silvercrest



5

Bedrooms



4

Bathrooms

ELEVATION A

ELEVATION B

SQFT

2764

2764

+ FINISHED
BASEMENT

1132

1125

PRICE

\$1,399,900

\$1,439,900

The Evergreen



4

Bedrooms



3.5

Bathrooms

OPT 4.5

ELEVATION A

ELEVATION B

SQFT

2900

2900

+ FINISHED
BASEMENT

1135

1135

PRICE

\$1,449,900

\$1,464,900

100K PREMIUM TO BE ADDED TO ALL 40' PLANS BUILT ON CORNER LOTS TO REFLECT LOT ADJUSTMENT AND EXTERIOR SIDE ENHANCEMENT PACKAGE

NOTE: 36' PLAN (LOT 225 PARTIAL WALK UP, LOT 49 WALK OUT*)

40' PLANS WALK UP (LOTS 115, 116, 117, 224)

40' PLANS WALK OUT (LOTS 70, 69, 61, 62)

45' PLANS CORNER (LOTS 45, 92)

*WALKOUT ADDITIONAL \$10K

VISTA HILLS PRICE LIST



40' LOTS (WALK OUT)

The Clearwater

4 2.5
Bedrooms Bathrooms

	SQFT	+ FINISHED BASEMENT	PRICE
ELEVATION A	2100	765	\$1,089,900
W/ OPT EXTENSION	2273	851	\$1,129,900
ELEVATION B	2160	765	\$1,109,900
W/ OPT EXTENSION	2333	851	\$1,149,900

The Wildflower

4 3.5
Bedrooms Bathrooms

	SQFT	+ FINISHED BASEMENT	PRICE
ELEVATION A	2515	760	\$1,249,900
ELEVATION B	2515	760	\$1,259,900

The Fieldstone

4 3.5
Bedrooms Bathrooms

	SQFT	+ FINISHED BASEMENT	PRICE
ELEVATION A	2650	935	\$1,274,900
ELEVATION B	2650	935	\$1,284,900

The Riverbend

4/5 3.5/4
Bedrooms Bathrooms

	SQFT	+ FINISHED BASEMENT	PRICE
ELEVATION A	2840	1020	\$1,324,900
ELEVATION B	2860	1020	\$1,339,900

100K PREMIUM TO BE ADDED TO ALL 40' PLANS BUILT ON CORNER LOTS TO REFLECT LOT ADJUSTMENT AND EXTERIOR SIDE ENHANCEMENT PACKAGE

NOTE: 36' PLAN (LOT 225 PARTIAL WALK UP, LOT 49 WALK OUT*)
40' PLANS WALK UP (LOTS 115,116,117,224)
40' PLANS WALK OUT (LOTS 70, 69, 61, 62)
45' PLANS CORNER (LOTS 45,92)
*WALKOUT ADDITIONAL \$10K



ELEVATION B | 2245 SQ FT

The Meadowview

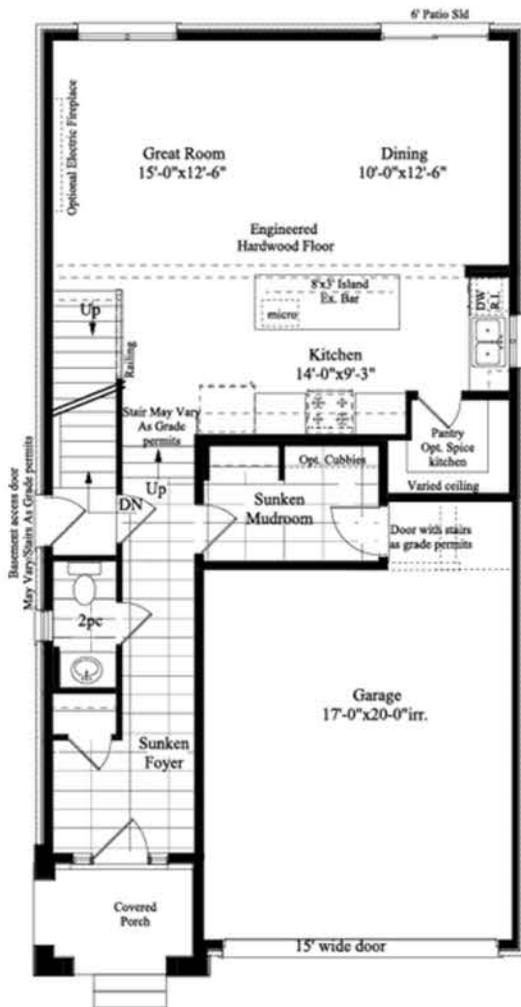
4
Bedrooms

3.5
Bathrooms

2245 SQ FT+ FINISHED
BASEMENT 558 SQ FT



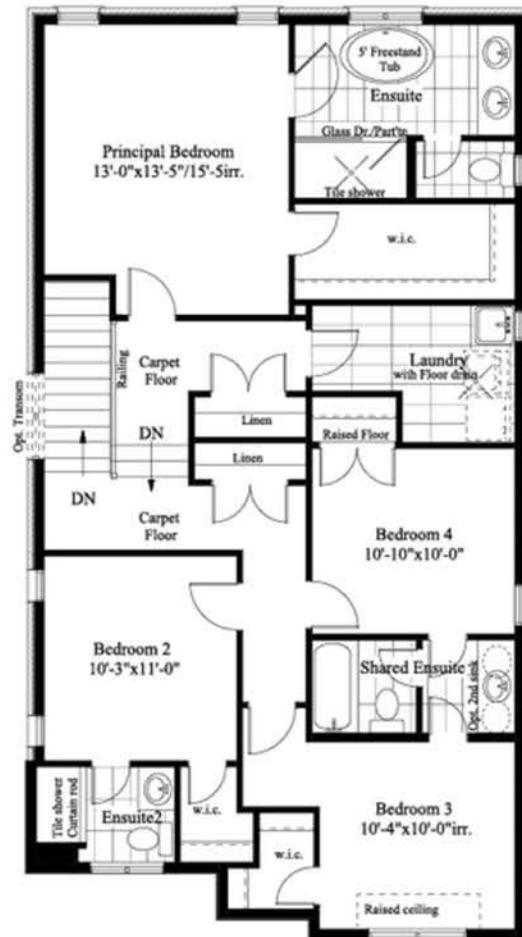
ELEVATION A | 2245 SQ FT



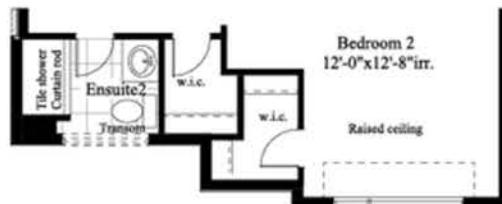
MAIN FLOOR (A)



MAIN FLOOR (B)



SECOND FLOOR (A)

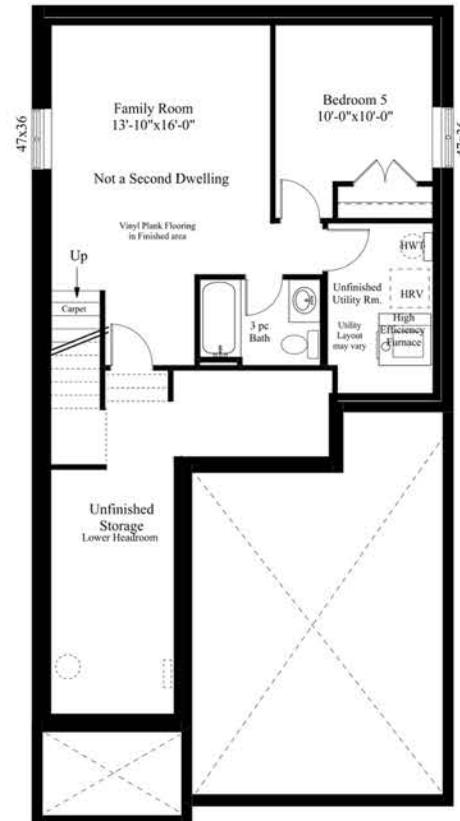


SECOND FLOOR (B)

VISTA HILLS

RITZ HOMES

The Meadowview
2245 SQ FT + FINISHED
BASEMENT 558 SQ FT



BASEMENT (A & B)



ELEVATION B | 2365 SQ FT

The Creekside

 4
Bedrooms

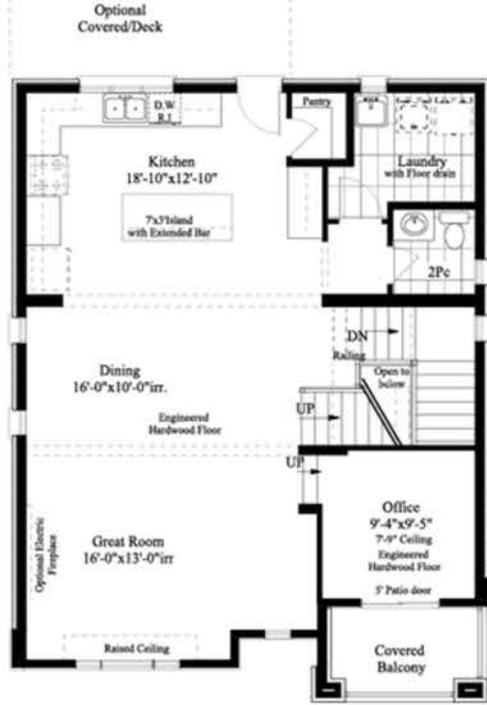
 2.5
OPT 3.5
Bathrooms

2352 A - 2365 B SQ FT +
FINISHED BASEMENT 357 SQ FT

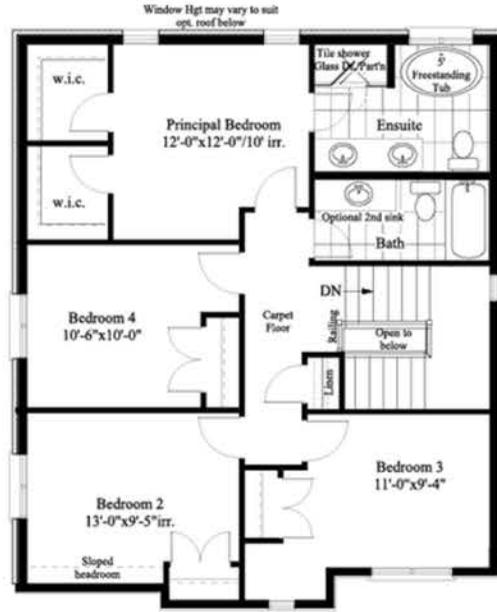


ELEVATION A | 2352 SQ FT

MAIN FLOOR (A)



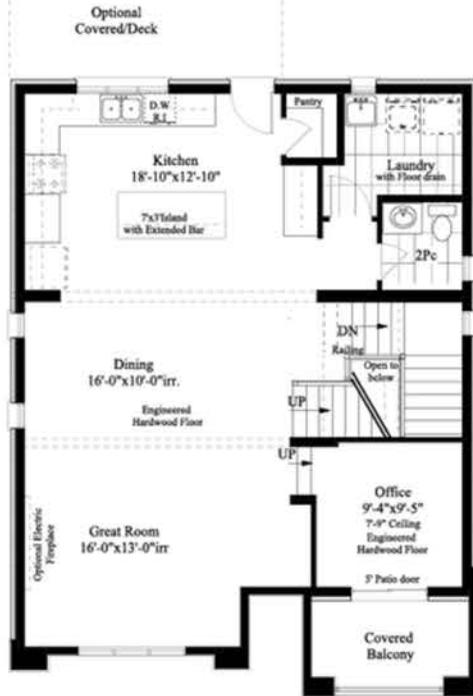
SECOND FLOOR (A)



OPT SECOND FLOOR (A)



MAIN FLOOR (B)



SECOND FLOOR (B)



BASEMENT/FOYER (A & B)



The Creekside
2352 A - 2365 B SQ FT
+ FINISHED BASEMENT
357 SQ FT

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ELEVATION B | 2510 SQ FT

The Stonebrook

 4
Bedrooms

 2.5
Bathrooms

2484 A - 2510 B SQ FT +
FINISHED BASEMENT 415 SQ FT



ELEVATION A | 2484 SQ FT

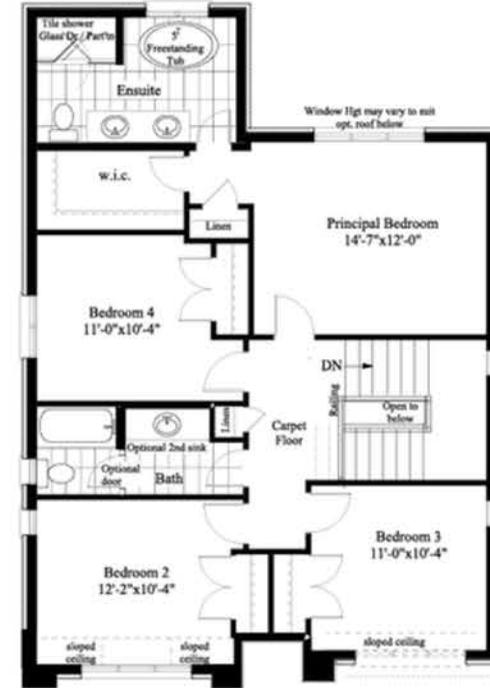
MAIN FLOOR (A)



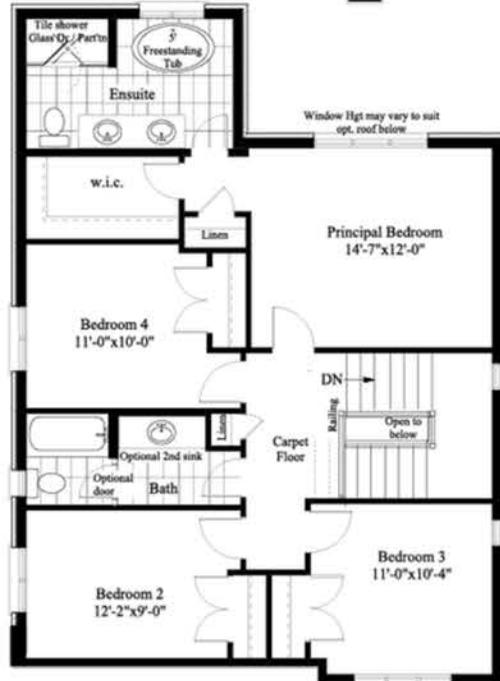
MAIN FLOOR (B)



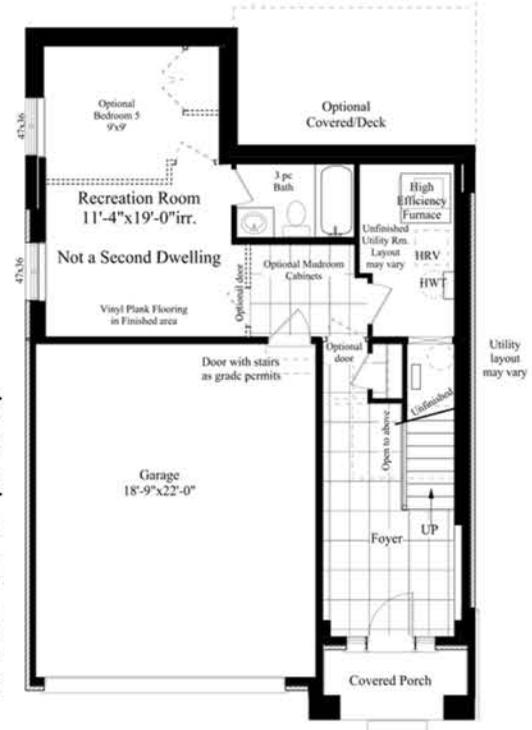
SECOND FLOOR (B)



SECOND FLOOR (A)



BASEMENT (A & B)



VISTA HILLS RITZ HOMES

The Stonebrook
2484 A - 2510 B SQ FT
+ FINISHED BASEMENT
415 SQ FT

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ELEVATION B | 2790 SQ FT

The Fernwood

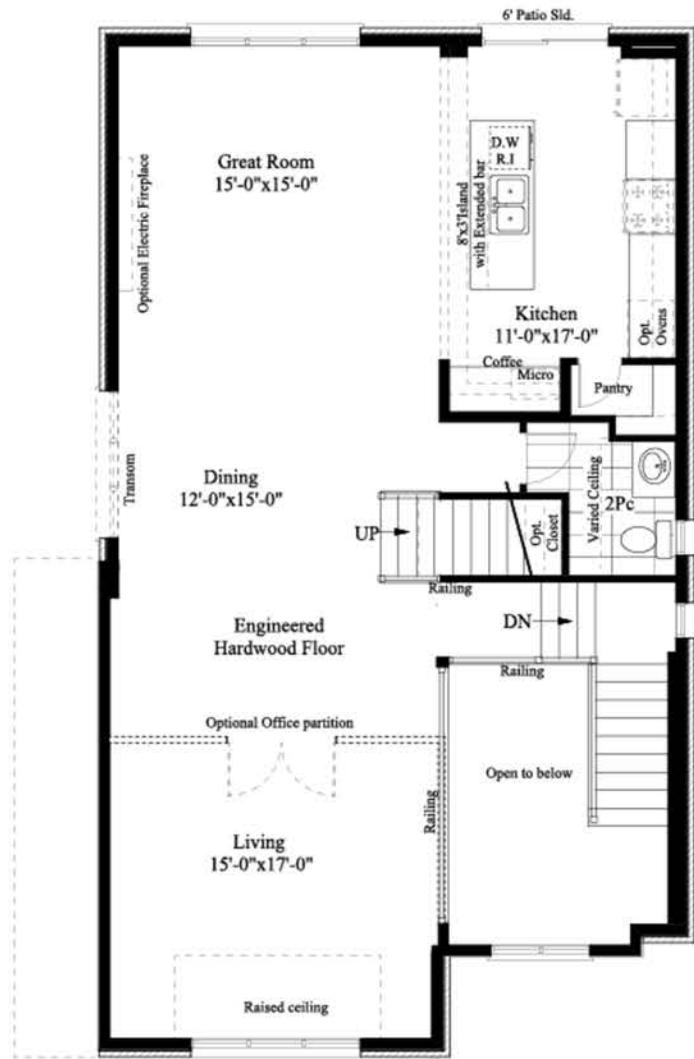
 4
Bedrooms

 3.5
Bathrooms

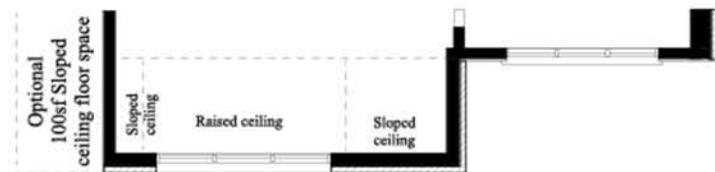
2790 SQ FT + FINISHED
BASEMENT 573 SQ FT



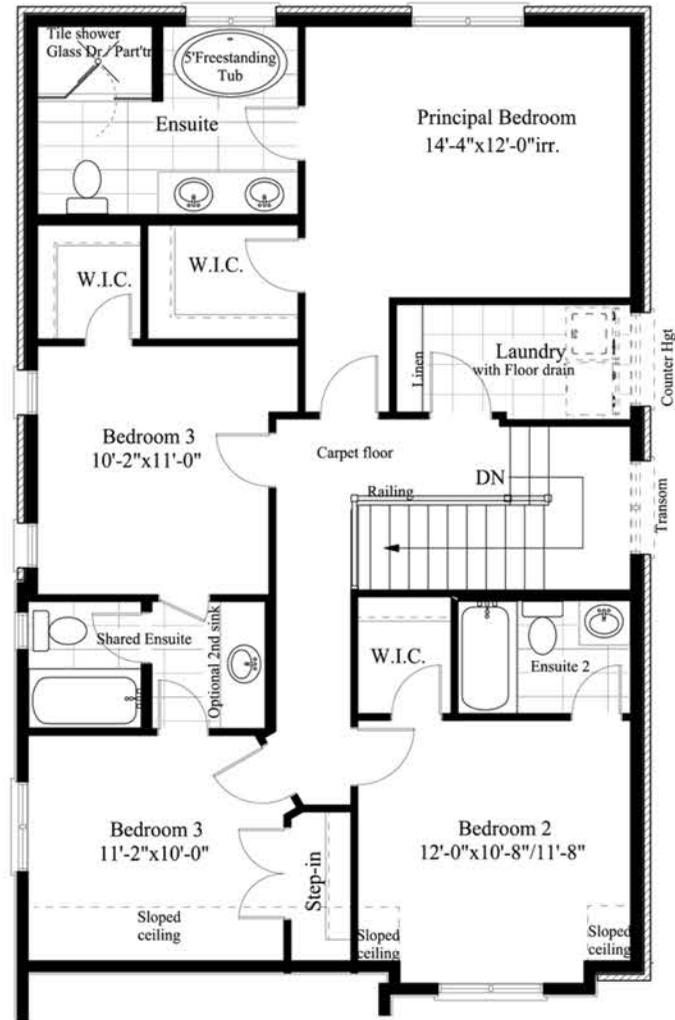
ELEVATION A | 2790 SQ FT



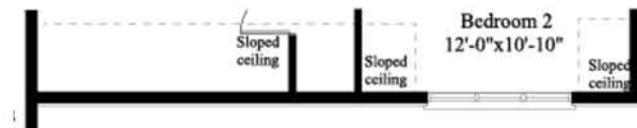
MAIN FLOOR (A)



MAIN FLOOR (B)



SECOND FLOOR (A)



SECOND FLOOR (B)

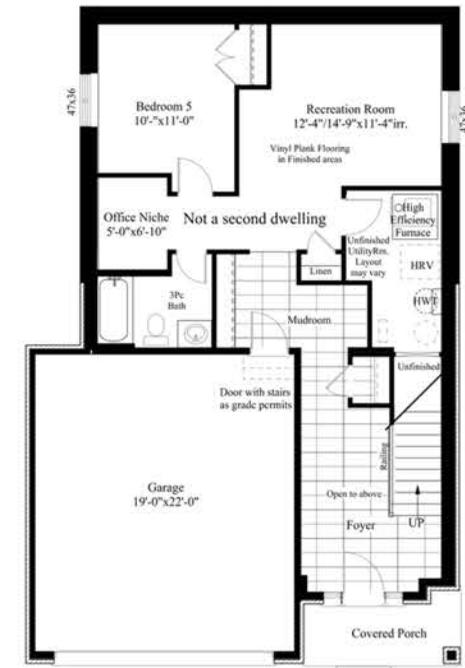
VISTA HILLS

RITZ HOMES

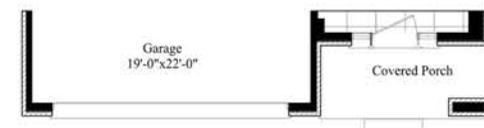
The Fernwood

2790 SQ FT + FINISHED

BASEMENT 573 SQ FT



BASEMENT (A)



BASEMENT (B)



ELEVATION A | 2955 SQ FT

The Pinehill

 4
Bedrooms

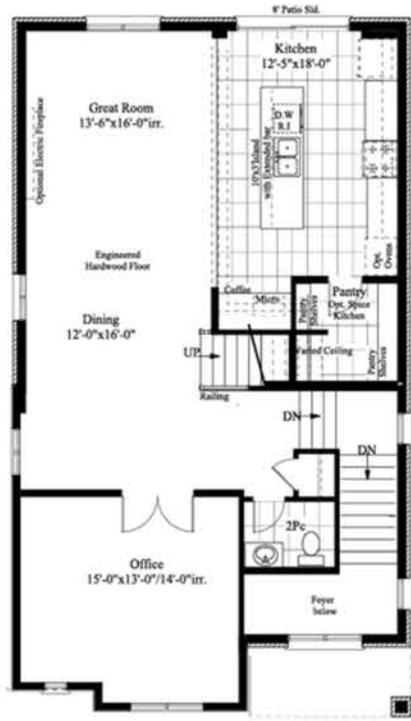
 3.5
Bathrooms

2955 SQ FT + FINISHED
BASEMENT 515 SQ FT



ELEVATION B | 2955 SQ FT

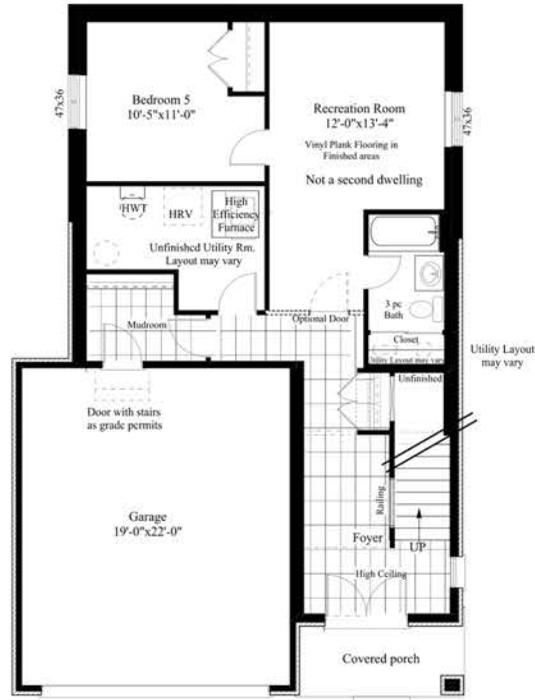
MAIN FLOOR (A)



SECOND FLOOR (A)



BASEMENT/FOYER (A)



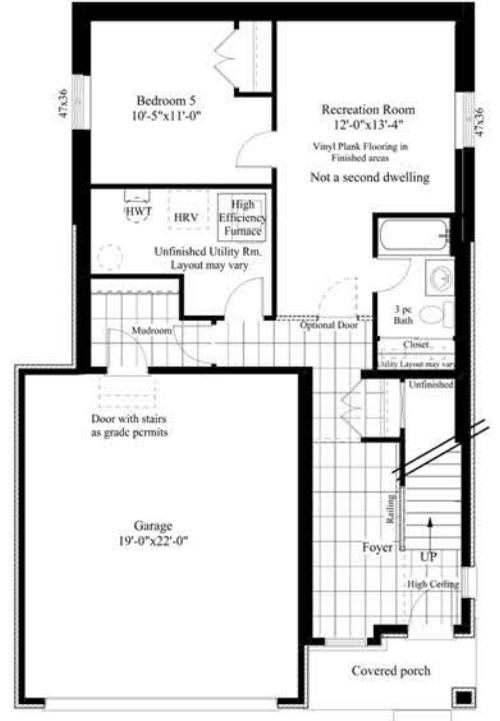
MAIN FLOOR (B)



SECOND FLOOR (B)



BASEMENT/FOYER (B)



The Pinehill
2955 SQ FT + FINISHED
BASEMENT 515 SQ FT

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ELEVATION A | 2560 SQ FT

The Hilltop

 4
Bedrooms

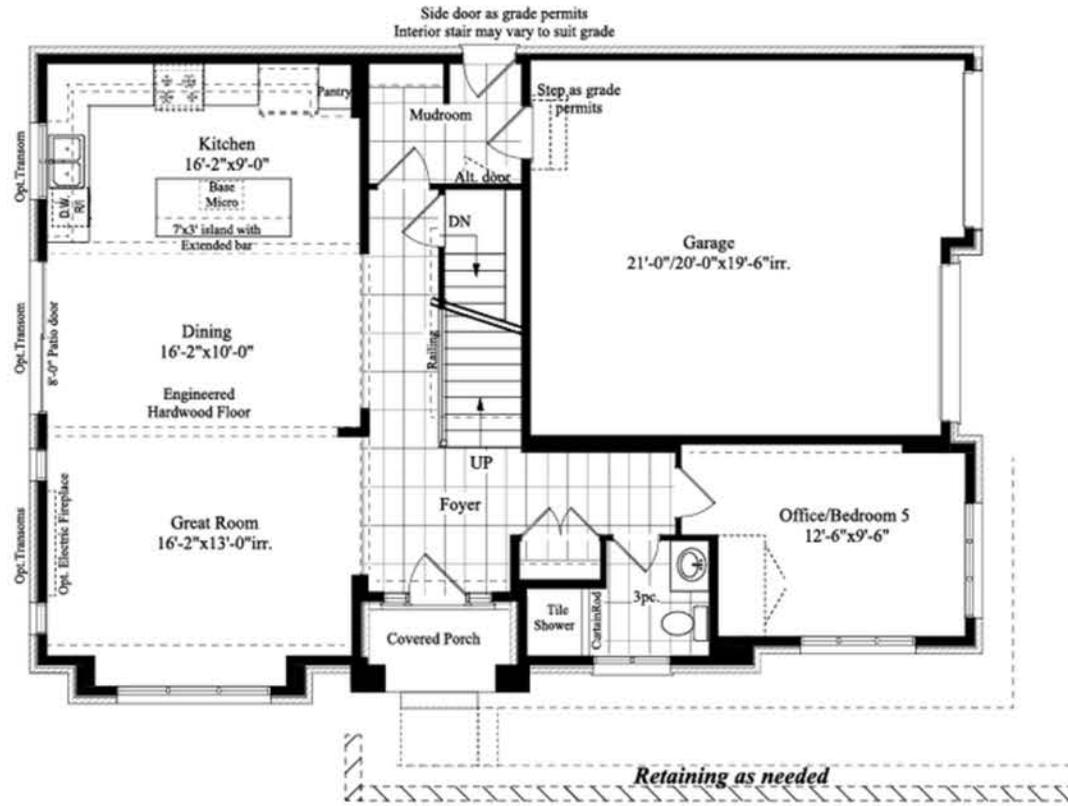
 4
Bathrooms

2560 SQ FT + FINISHED
BASEMENT 845 SQ FT

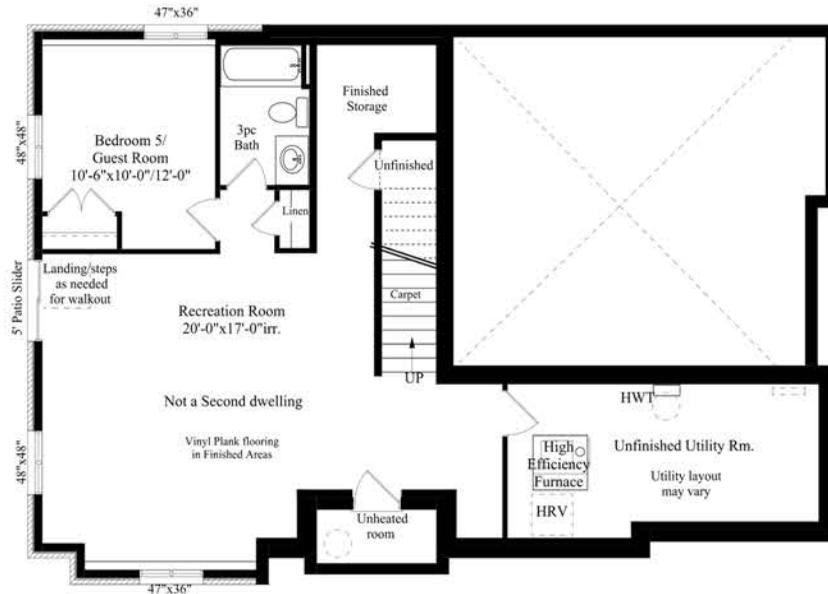


ELEVATION B | 2560 SQ FT

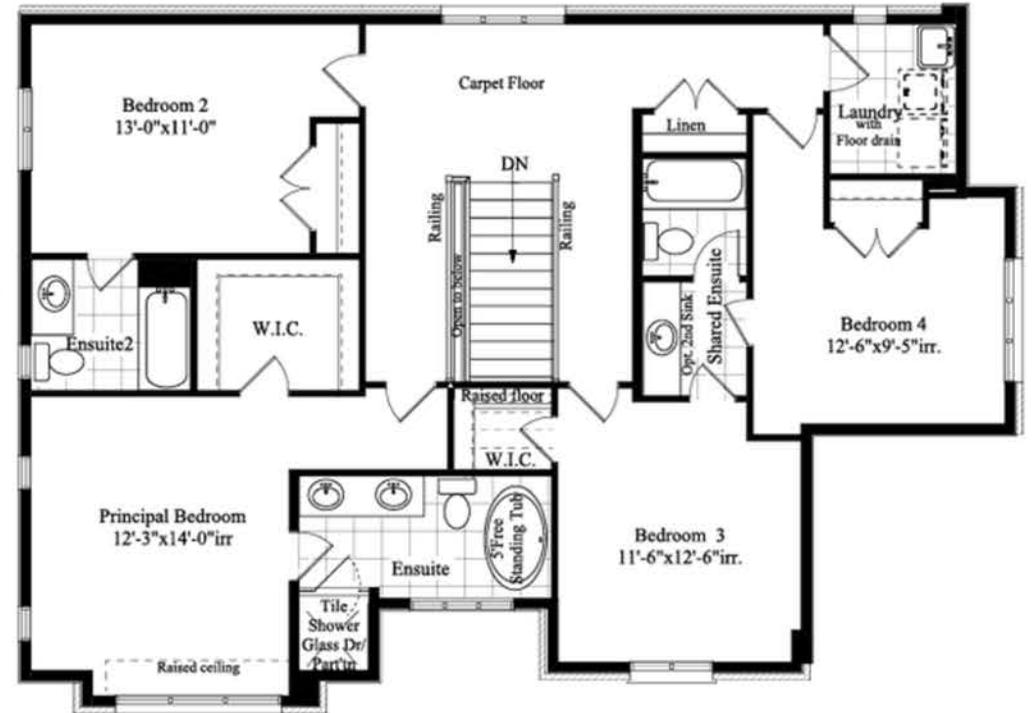
MAIN FLOOR (A & B)



BASEMENT (A & B)



SECOND FLOOR (A & B)



The Hilltop
2560 SQ FT + FINISHED
BASEMENT 845 SQ FT



ELEVATION A | 2764 SQ FT

The Silvercrest

 5
Bedrooms

 4
Bathrooms

2764 SQ FT + FINISHED
BASEMENT (A) 1132 SQ FT
(B) 1125 SQ FT



ELEVATION B | 2764 SQ FT

The Silvercrest
2764 SQ FT + FINISHED
BASEMENT (A) 1132 SQ FT
(B) 1125 SQ FT

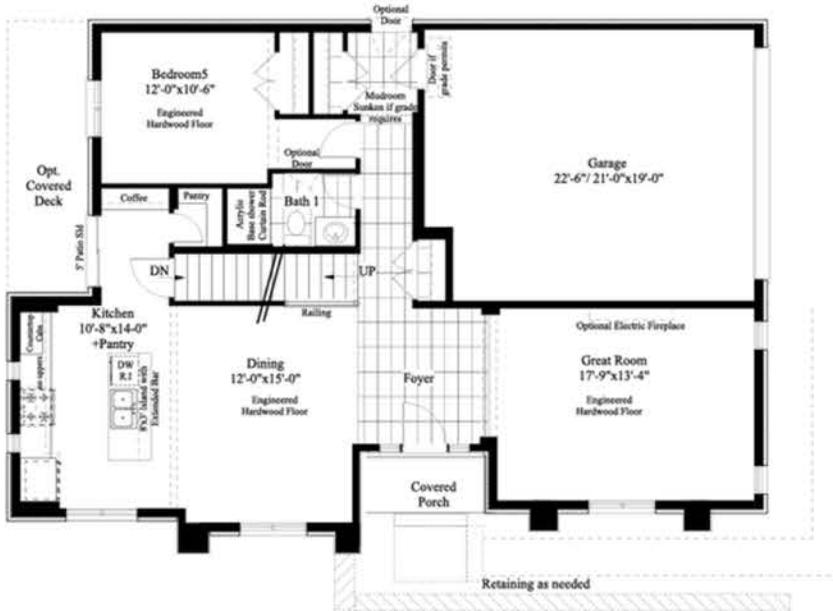
MAIN FLOOR (A)



SECOND FLOOR (A)



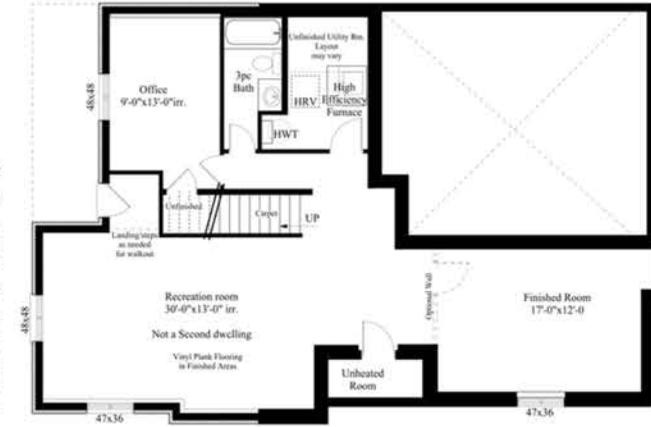
MAIN FLOOR (B)



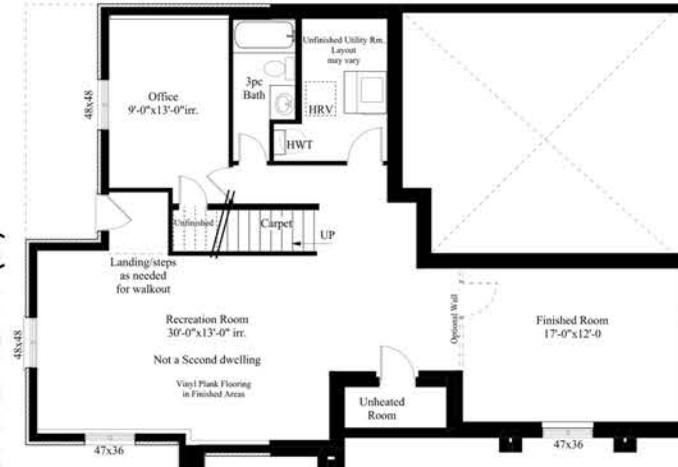
SECOND FLOOR (B)



BASEMENT (A)



BASEMENT (B)





ELEVATION B | 2900 SQ FT

The Evergreen

4
Bedrooms

3.5
OPT 4.5
Bathrooms

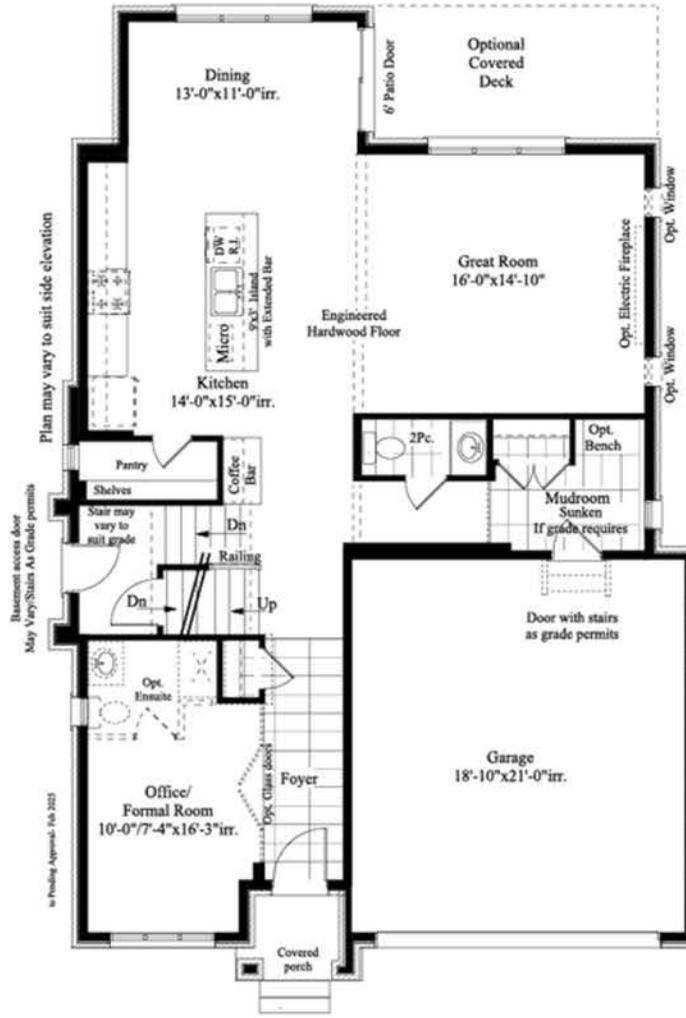
2900 SQ FT + FINISHED
BASEMENT 1135 SQ FT



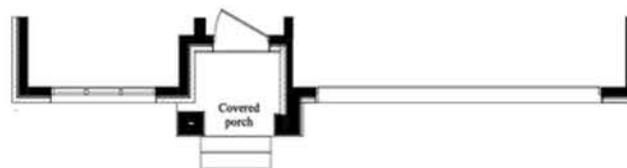
ELEVATION A | 2900 SQ FT



The Evergreen
 2900 SQ FT + FINISHED
 BASEMENT 1135 SQ FT



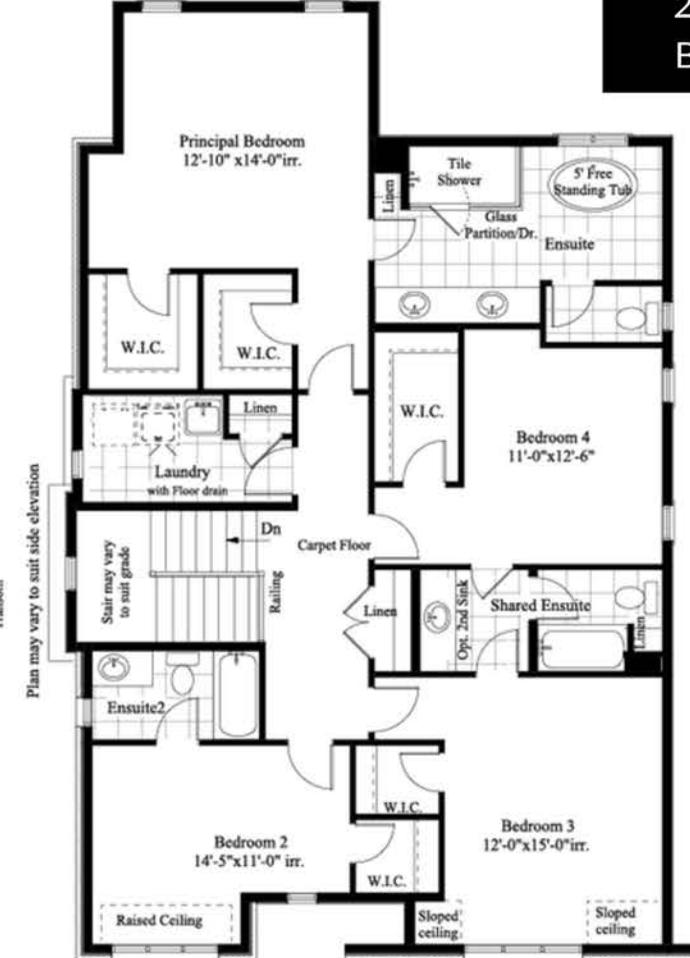
MAIN FLOOR (A)



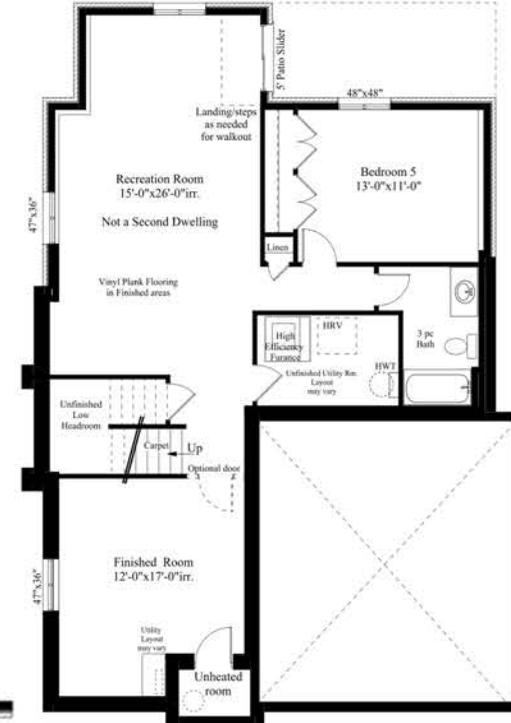
MAIN FLOOR (B)



SECOND FLOOR (A)



SECOND FLOOR (B)



BASEMENT (A & B)



ELEVATION B | 2160 SQ FT (W OPT 2333 SQ FT)

The Clearwater

 4
Bedrooms

 3.5
Bathrooms

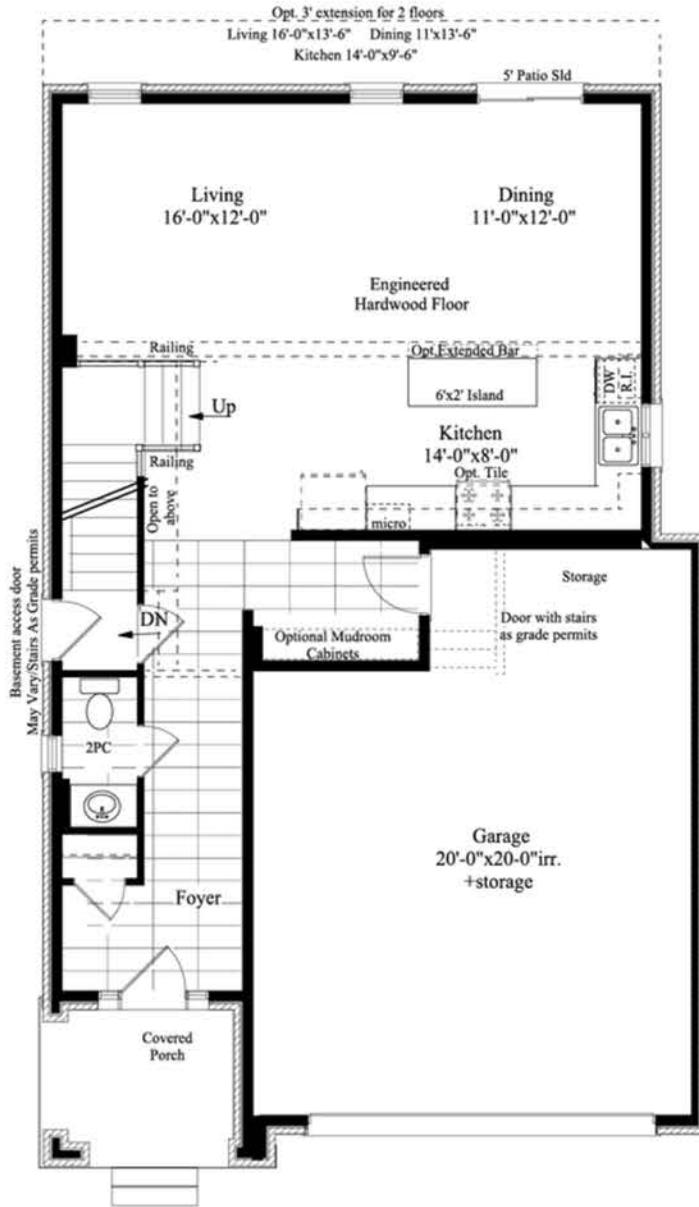
2100 (2273) A SQ FT - 2160 (2333) B SQ FT +
FINISHED BASEMENT 765 SQ FT (OPT 851 SQ FT)



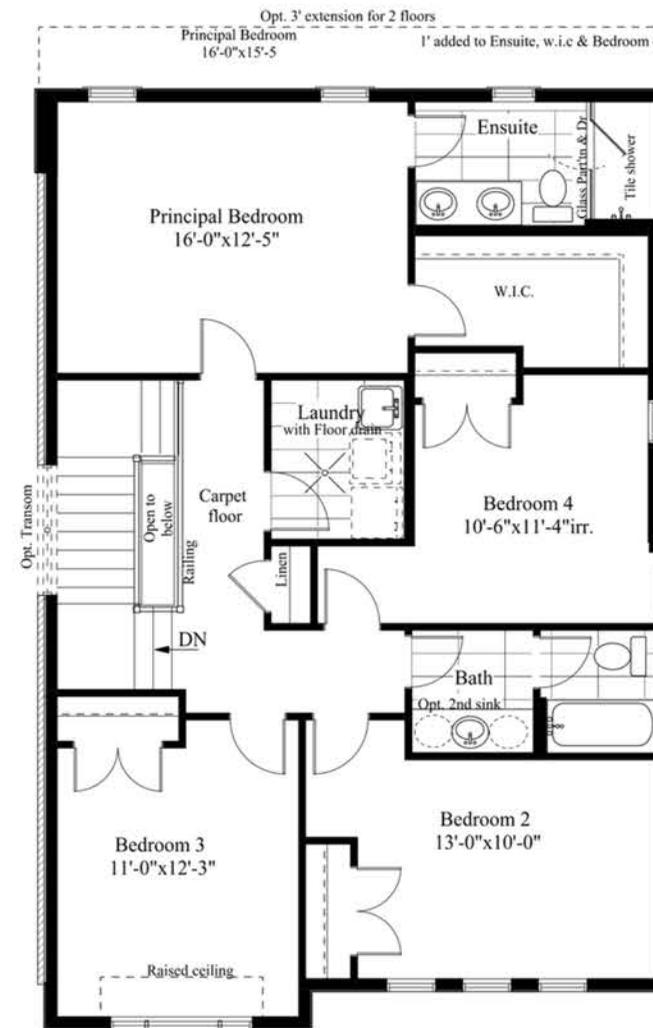
ELEVATION A | 2100 SQ FT (W OPT 2273 SQ FT)



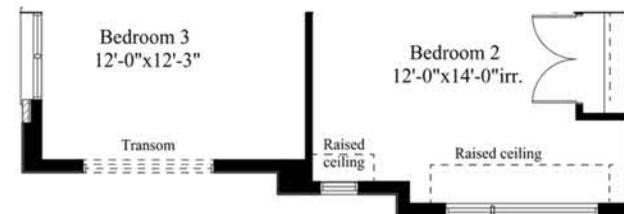
The Clearwater
 2100 (2273) A SQ FT -
 2160 (2333) B SQ FT + FINISHED
 BASEMENT 765 SQ FT (851 SQ FT)



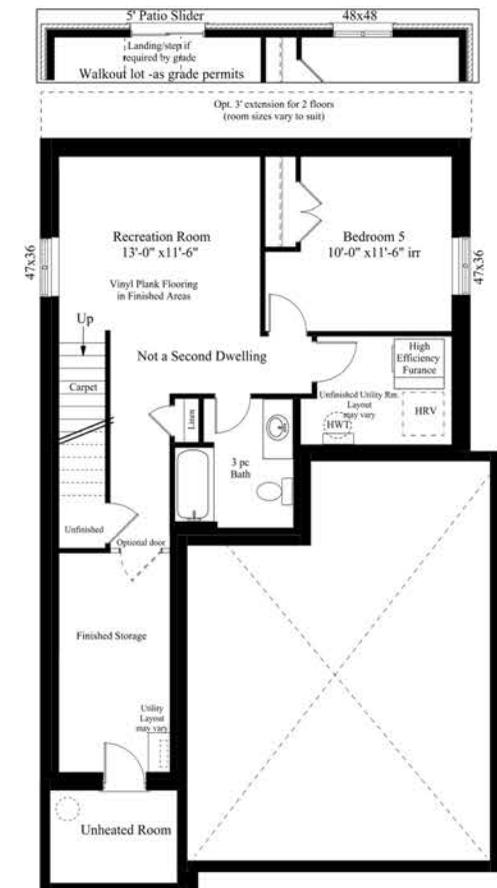
MAIN FLOOR (A & B)



SECOND FLOOR (A)



SECOND FLOOR (B)



BASEMENT (A & B)



ELEVATION A | 2515 SQ FT

The Wildflower

 4
Bedrooms

 3.5
Bathrooms

2515 SQ FT + FINISHED
BASEMENT 760 SQ FT



ELEVATION B | 2515 SQ FT



ELEVATION B | 2650 SQ FT

The Fieldstone

 4
Bedrooms

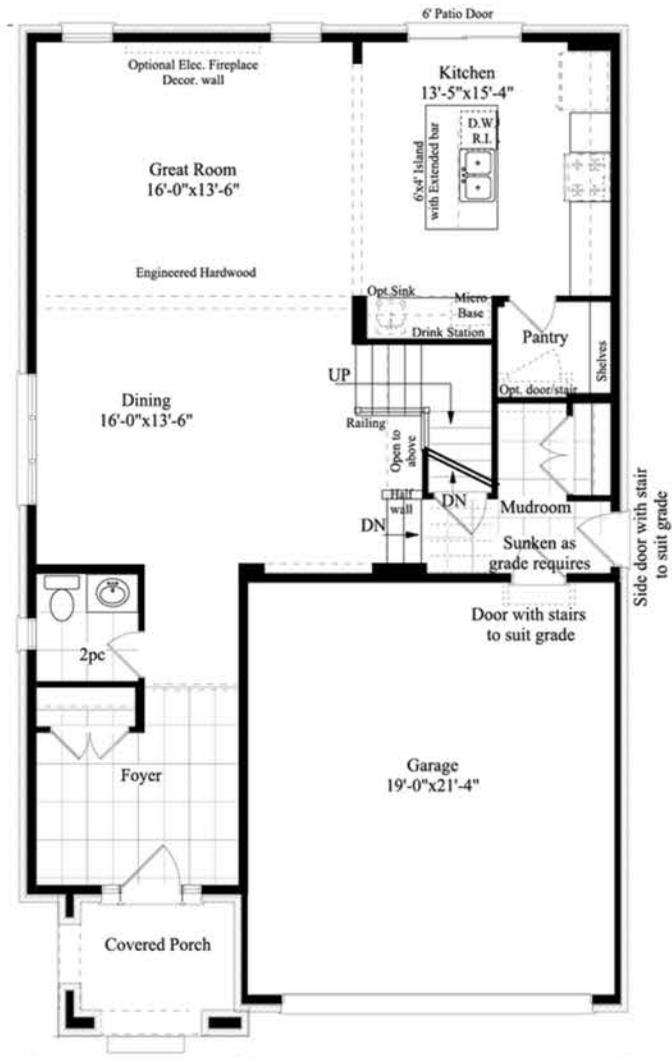
 3.5
Bathrooms

2650 SQ FT + FINISHED
BASEMENT 935 SQ FT

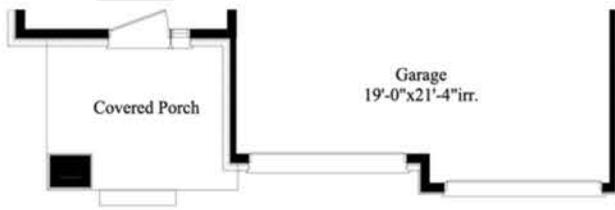


ELEVATION A | 2650 SQ FT

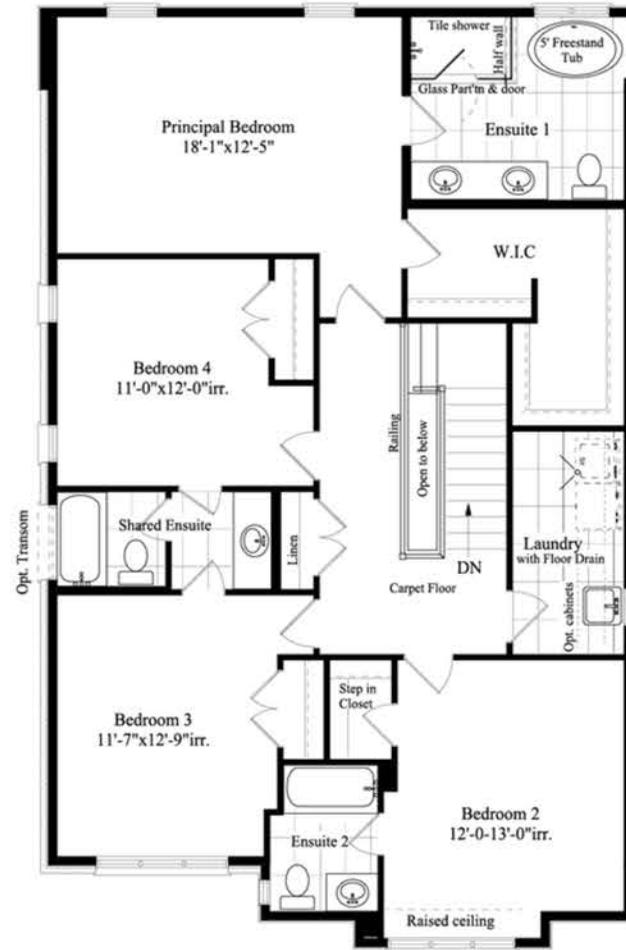
The Fieldstone
2650 SQ FT + FINISHED
BASEMENT 935 SQ FT



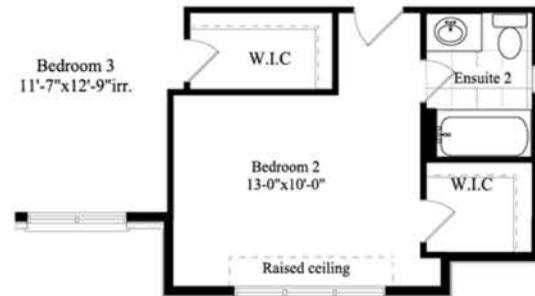
MAIN FLOOR (A)



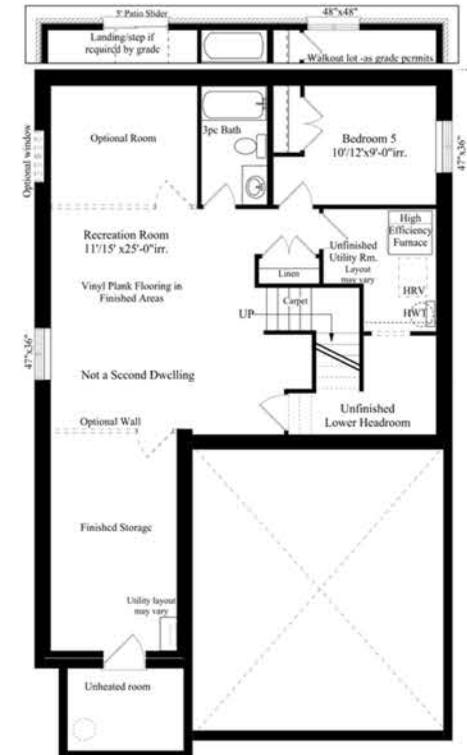
MAIN FLOOR (B)



SECOND FLOOR (A)



SECOND FLOOR (B)



BASEMENT (A)



BASEMENT (B)



ELEVATION B | 2860 SQ FT

The Riverbend

 4/5
Bedrooms

 3.5/4
Bathrooms

2840 A - 2860 B SQ FT +
FINISHED BASEMENT 1020 SQ FT



ELEVATION A | 2840 SQ FT



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