WESTHANEN BYRITZHOMES

RITZ

West Haven at Westhaven St, Waterloo T: 519-743-8140



West Haven Waterloo, ON





West Haven Luxury Standards

At Ritz, we want to build homes that feel good to make and stand out in a sea of basic standards. From our stunning exteriors, thoughtfully curated interior selections, and functional floorplans, your Ritz Home will look incredible and feel like home the minute you move in. Our goal is that the building process be enjoyable for all our homeowners, and with that in mind, we are proud to offer the following luxury Ritz Homes standards:

- Separate side entry to basement
- Full brick side and rear of home- no siding
- Front elevation with stone, stucco or board and batten
- Insulated garage doors
- Oak hardwood stairs from main to second floor with oak handrail and spindles
- Quartz countertops in kitchen and all bathroom vanities
- Engineered hardwood on main floor
- Upgraded stainless steel chimney hood fan
- 4 LED pot lights in kitchen
- 4 LED pot lights in great room
- Black, taupe or charcoal exterior windows
- Linear electric fireplace in great room
- Air conditioner
- 12x24 Tiles in bathrooms, foyer, laundry and mudroom if applicable
- 5 1/2" Baseboard and 3 1/2" casing
- 8' Interior doors on main floor *excl. garage steel man door

*Chosen from Builder Standard Samples













Ritz Homes 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, 8' 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 IN MAIN ROOM WHERE APPLICABLE (SELECTED FROM BUILDER'S SAMPLES)
- CERAMIC TILE FLOORING ON MAIN FLOOR 13X13 FROM BUILDER STANDARD SAMPLES WHERE APPLICABLE
- CARPET STAIRS FROM MAIN TO SECOND FLOOR
- 5/8 INCH NAILED AND SCREWED, TONGUE AND GROOVE, SPRUCE PLYWOOD SUBFLOORS

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 "MOEN" 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

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 TARION 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)
- BASIC DWHR SYSTEM (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

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 ROUGH-IN (IF APPLICABLE)
- BASEMENT STAIRS WITH CLOSED RISER AND SIMPLE HANDRAIL IN UNFINISHED PINE

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)

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
- ALL DOORS AND TRIM ARE PAINTED WITH WHITE SEMI-GLOSS

 ENAME!
- ALL INTERIOR WALLS DECORATED WITH ONE COAT FLAT FINISH LATEX, ONE COLOUR OVER PRIMER COAT





West Haven Price List

Riverstone			SQFT	PRICE	LOTS
— 3/4	2.5	ELEVATION A	1958	\$1,059,900	1,16,17,18,19
Bedrooms	Bathrooms	ELEVATION B	2068	\$1,089,900	
Meadow SOFT PRICE LOTS					
Meado	VV		SQFT	PRICE	LOTS
4	2.5	ELEVATION A & B	2120	\$1,109,900	1,16,17,18,19
Bedrooms	Bathrooms	W/ 2' EXTENSION	2235	\$1,129,900	
Haven			SQFT	PRICE	LOTS
— 4	₽₽ 2.5	ELEVATION A	2320	\$1,159,900	1,3,9,16,17
Bedrooms	Bathrooms	ELEVATION B	2300	\$1,149,900	18,19
Dedicoms	Datillooms		2300	Ψ1/11///00	10,17
Harmo	ny		SQFT	PRICE	LOTS
<u> </u>	4	ELEVATION A	2385	\$1,169,900	1,16,17,18,19
Bedrooms/	Bathrooms	ELEVATION B	2385	\$1,189,900	
Office					
Willow	,		SQFT	PRICE	LOTS
<u> </u>	3.5	ELEVATION A	2530	\$1,219,900	1,16,17,18,19
Bedrooms	Bathrooms	ELEVATION B	2530	\$1,239,900	
Still Waters				DDICE	LOTC
			SQFT	PRICE	LOTS
<u> </u>	3.5	ELEVATION A	2700	\$1,299,900	1,11,13,16,17
Bedrooms	Bathrooms	ELEVATION B	2700	\$1,324,900	18,19
Serenity SOLD OUT			SQFT	PRICE	LOTS
<u> </u>	- 3.5	ELEVATION A	2790	\$1,349,900	11,13
ि Bedrooms	Bathrooms	ELEVATION B	2790	\$1,379,900	
Grace	SOLD OUT				
			SQFT	PRICE	LOTS
4	3.5	ELEVATION A	2900	\$1,399,900	11,13
Bedrooms	Bathrooms	ELEVATION B	2900	\$1,429,900	



RIVERSTONE

1958 A - 2068 B SQ FT



Bedrooms



2.5

Bathrooms



ELEVATION B 2068 SQ FT



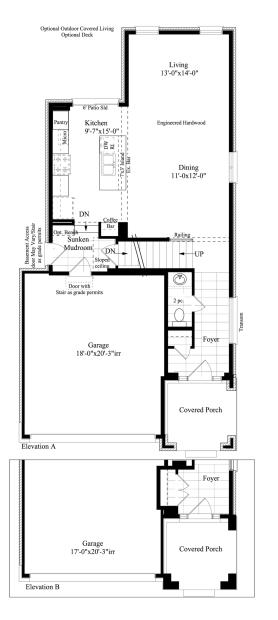


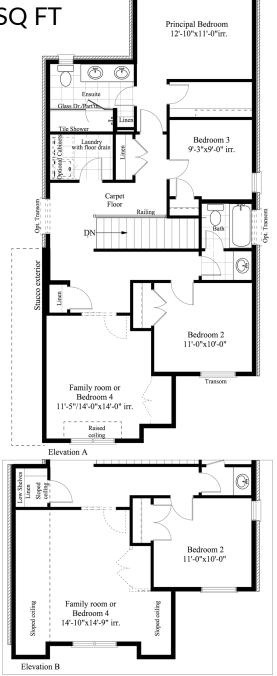




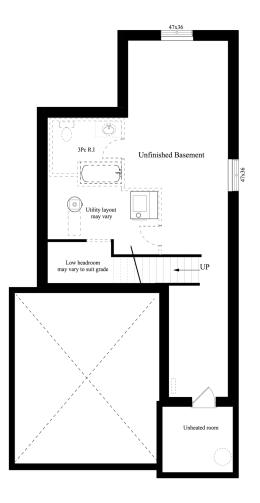


RIVERSTONE 1958 A - 2068 B SQ FT









BASEMENT

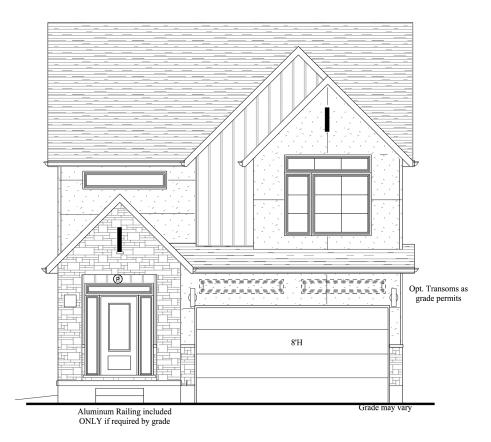
MAIN FLOOR

MEADOW





2120 SQ FT



ELEVATION B 2120 SQ FT





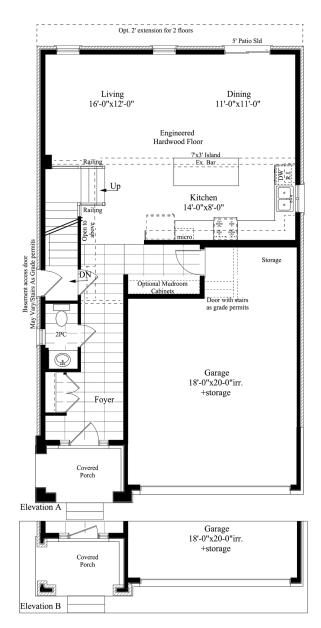


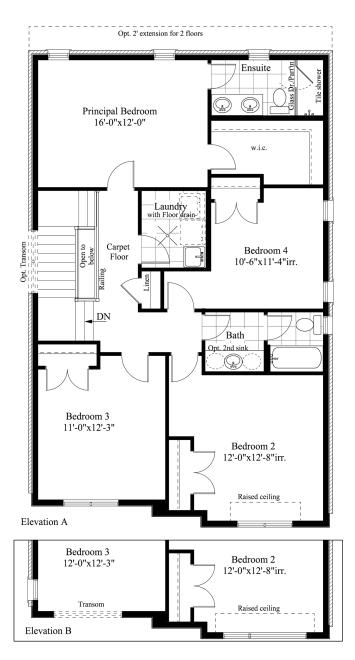
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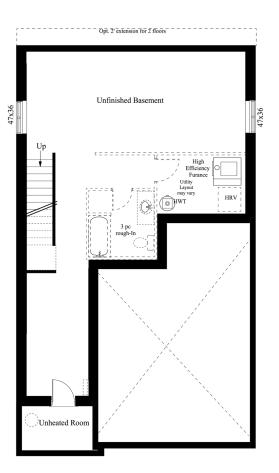


MEADOW 2120 SQ FT 2235 SQ FT W/ 2' EXTENSION









BASEMENT

MAIN FLOOR

HAVEN





2320A - 2300 B SQ FT

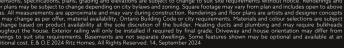


ELEVATION B 2300 SQ FT



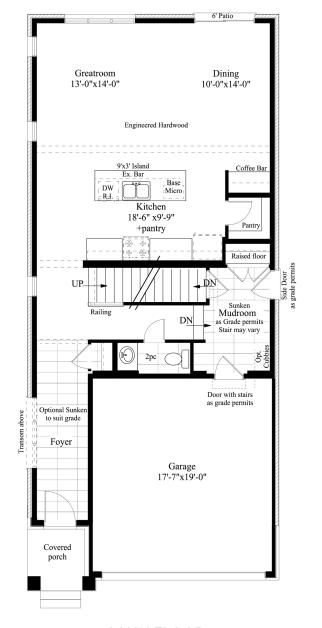


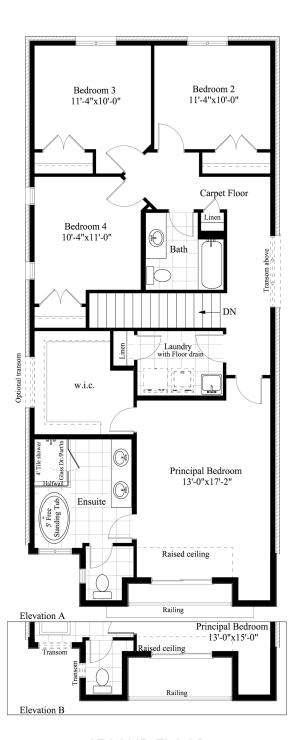




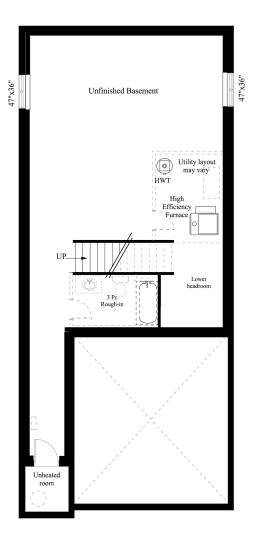


HAVEN 2320 A - 2300 B SQ FT









BASEMENT

MAIN FLOOR

HARMONY

4-5

Bathrooms

2385 SQ FT

Bedrooms/Office



ELEVATION A 2385 SQ FT



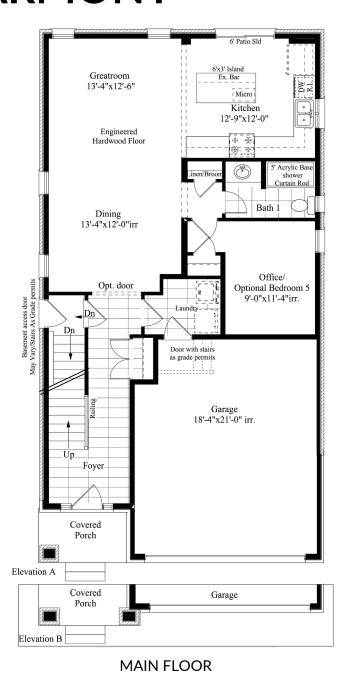


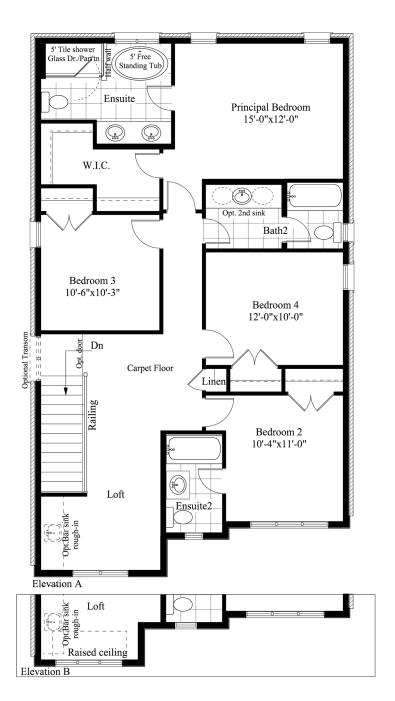




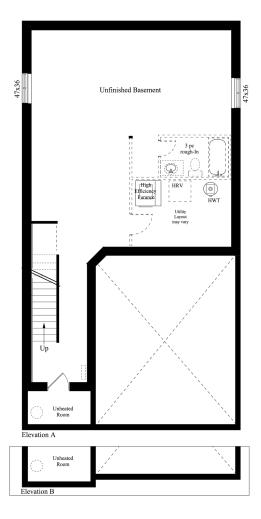


HARMONY 2320 SQ FT









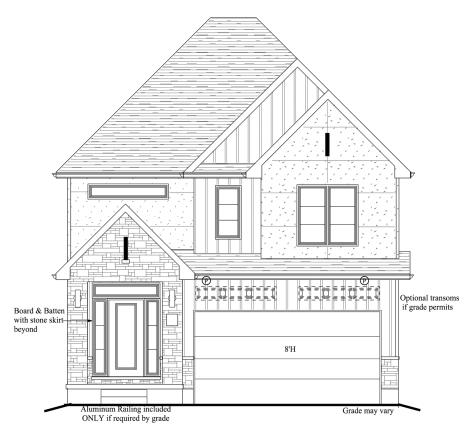
BASEMENT

WILLOW





2530SQ FT



ELEVATION A 2530 SQ FT



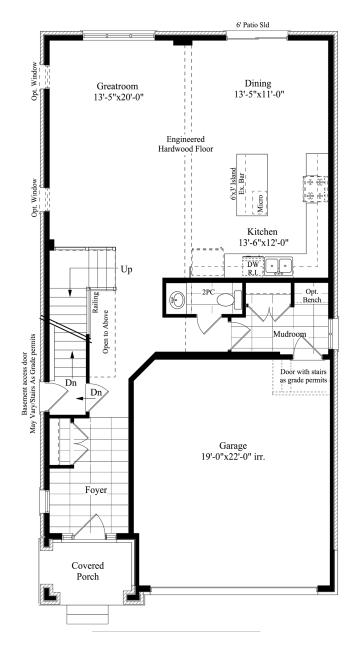


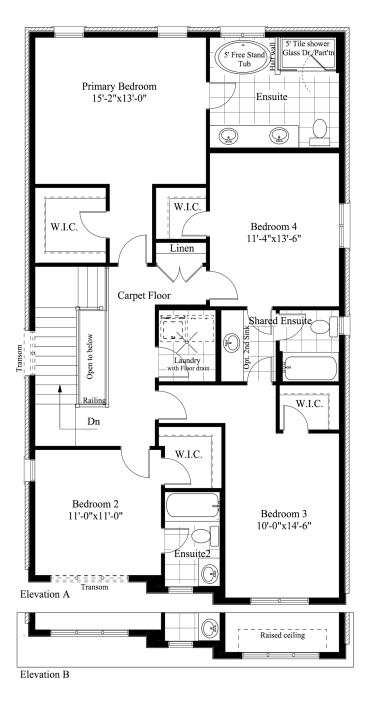


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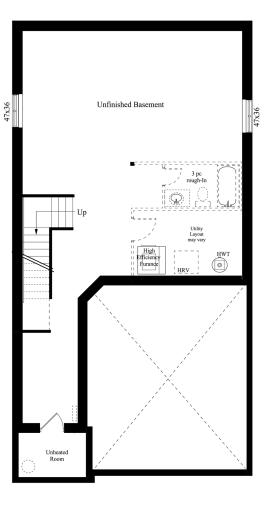


WILLOW 2530 SQ FT









BASEMENT

MAIN FLOOR

STILL WATERS





2695 A - 2690 B SQ FT



ELEVATION A 2695 SQ FT



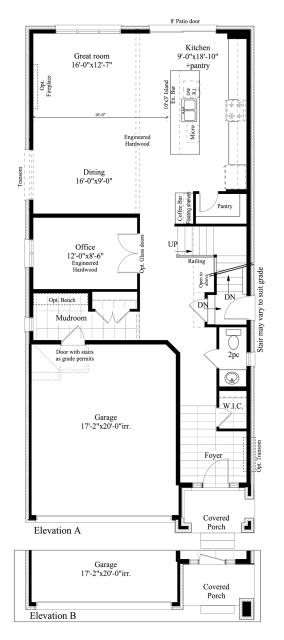




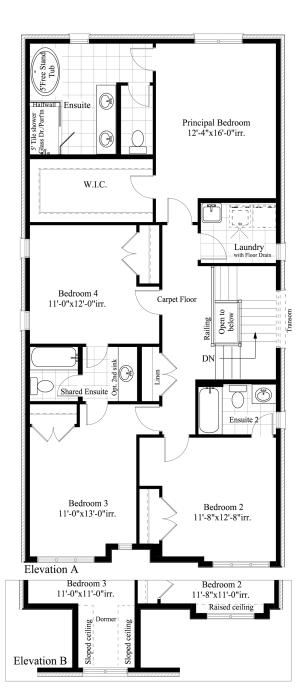




STILL WATERS 2695 SQ FT

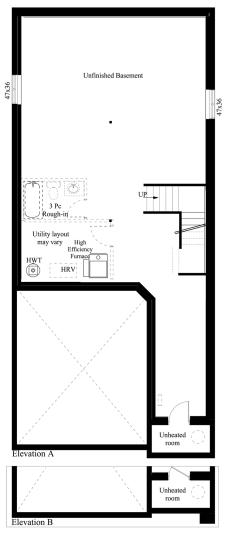


MAIN FLOOR



SECOND FLOOR





BASEMENT

