

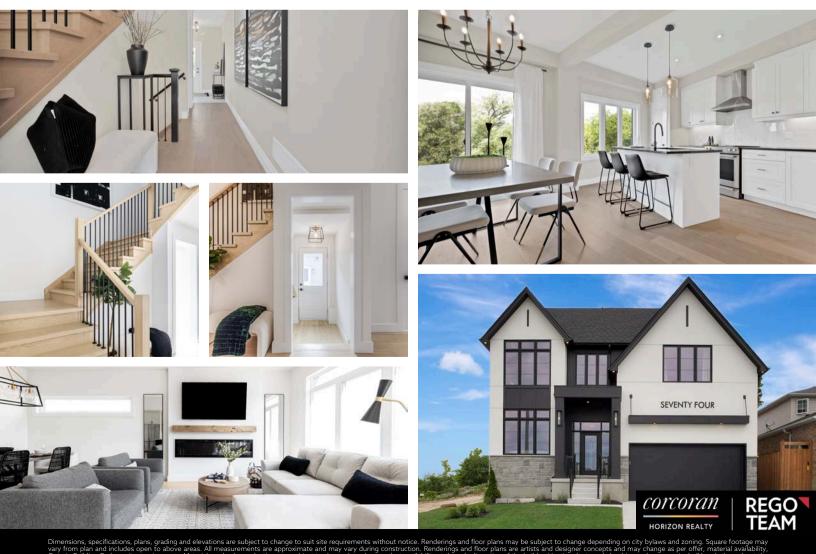


West Haven Luxury Standards

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
- $5 \frac{1}{2}$ " Baseboard and $3 \frac{1}{2}$ " casing
- 8' Interior doors on main floor *excl. garage steel man door

*Chosen from Builder Standard Samples



RIVERSTONE

1958 A - 2068 B SQ FT

Bedrooms

Bathrooms



ELEVATION B 2068 SQ FT



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WESTHAVEN

47x36

Unfinished Basement

UP

Unheated room

-

(A)

MEADOW

원 2.5

Bedrooms

Bathrooms

(P) Opt. Transoms as grade permits 8'H Grade may vary Aluminum Railing included ONLY if required by grade

> ELEVATION B 2120 SQ FT

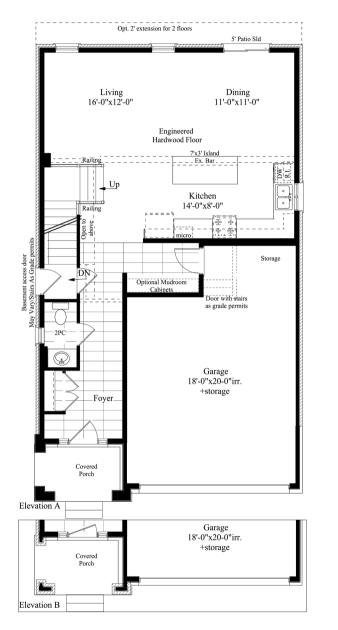
2120 SQ FT



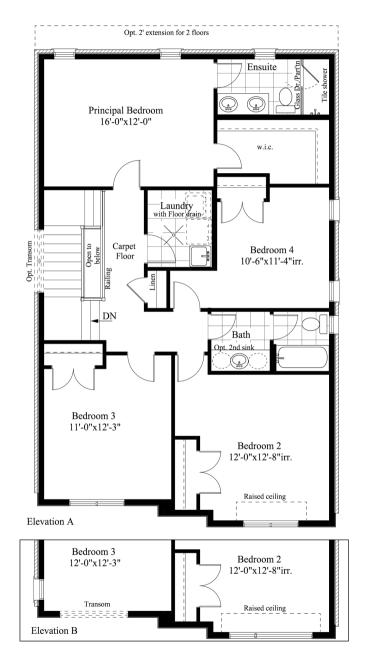
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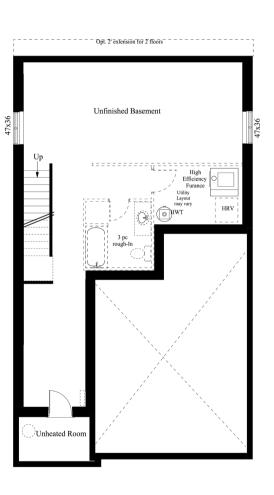


MEADOW 2120 SQ FT 2235 SQ FT W/ 2' EXTENSION



MAIN FLOOR





BASEMENT

SECOND FLOOR

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HAVEN

Bedrooms

4

Bathrooms

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2.5

2320 A - 2300 B SQ FT

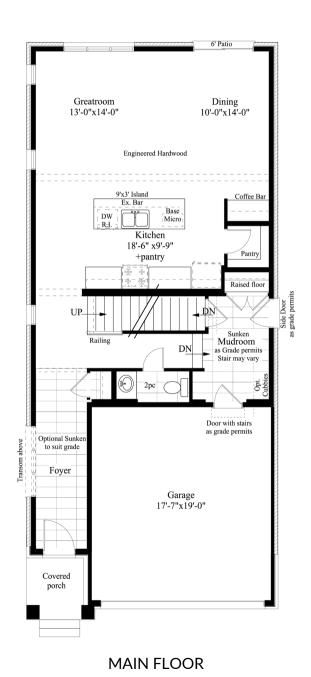
> ELEVATION B 2300 SQ FT

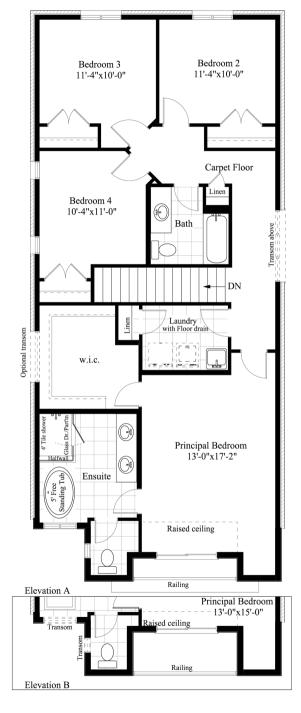


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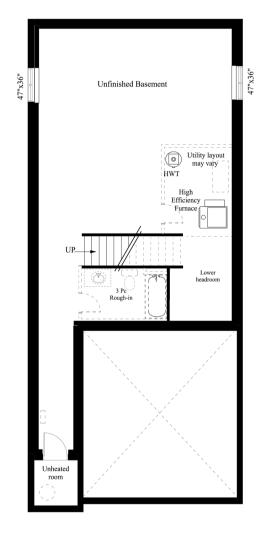


HAVEN 2320 A - 2300 B SQ FT









BASEMENT

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HARMONY

 A - 5

 Bedrooms/Office

 Bathrooms



ELEVATION A 2385 SQ FT

2385 SQ FT

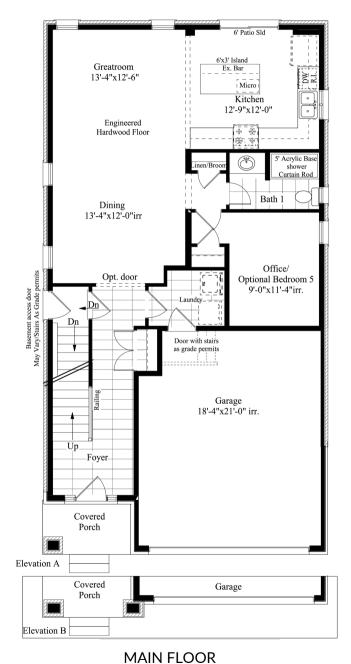


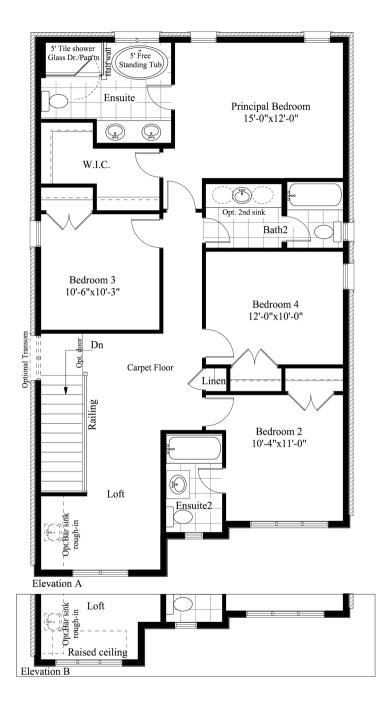
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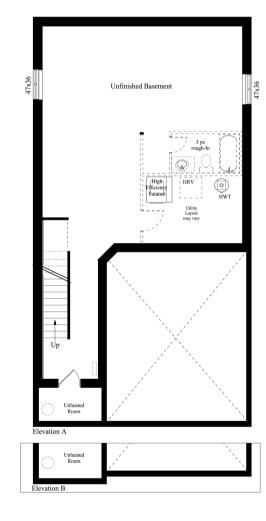




HARMONY 2385 SQ FT









SECOND FLOOR

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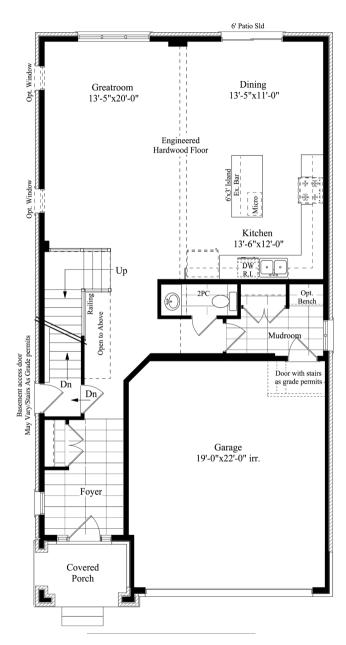


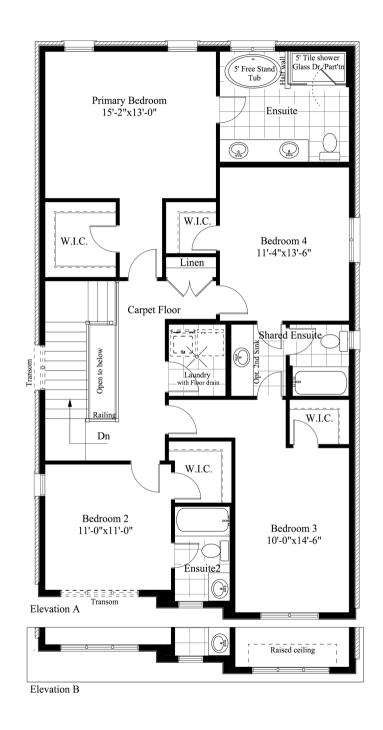


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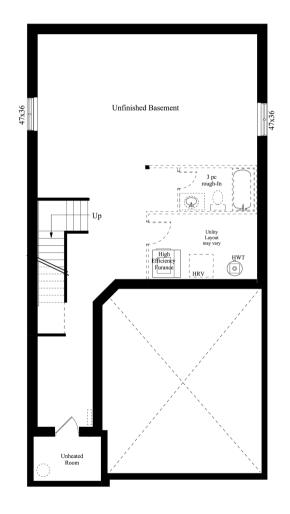
WESTHAVEN

WILLOW 2530 SQ FT









BASEMENT

MAIN FLOOR

SECOND FLOOR

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STILL WATERS

3.5

Bedrooms

4

Bathrooms



ELEVATION A 2695 SQ FT THE PARTY IS NOT

2695 A - 2690 B SQ FT

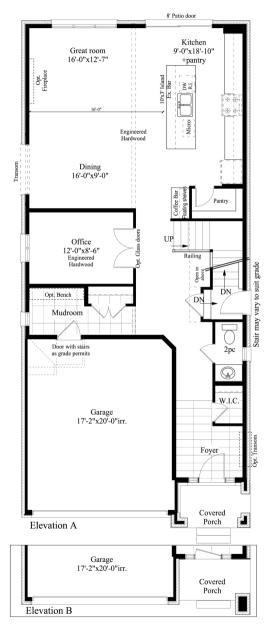


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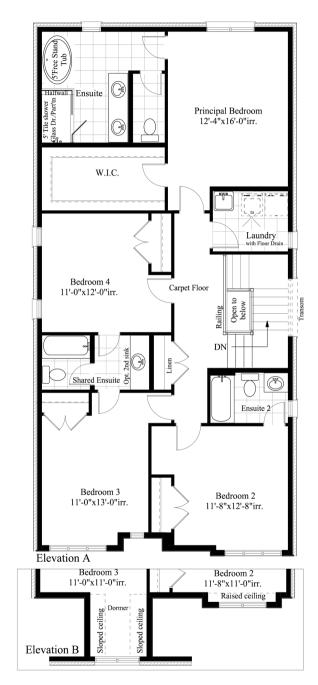


ELEVATION B 2690 SQ FT

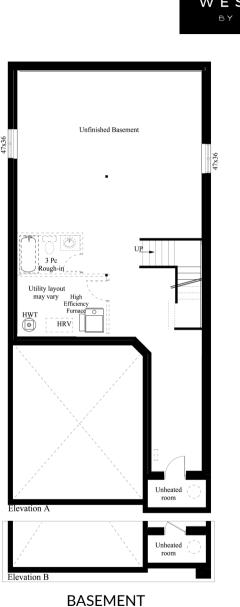
STILL WATERS 2695 SQ FT







SECOND FLOOR



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SERENITY

3.5

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Bathrooms

4

Bedrooms

2790 SQ FT

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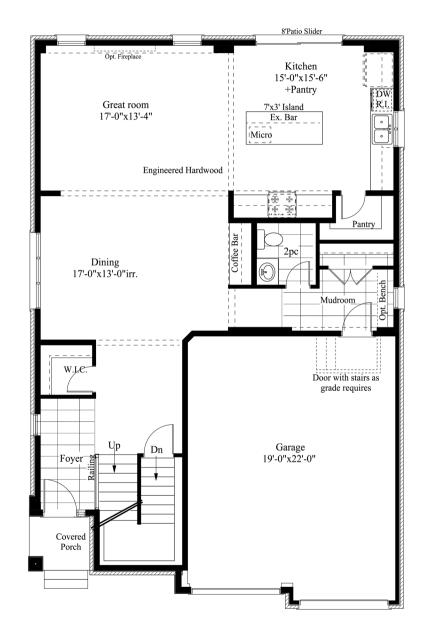
ELEVATION B 2790 SQ FT



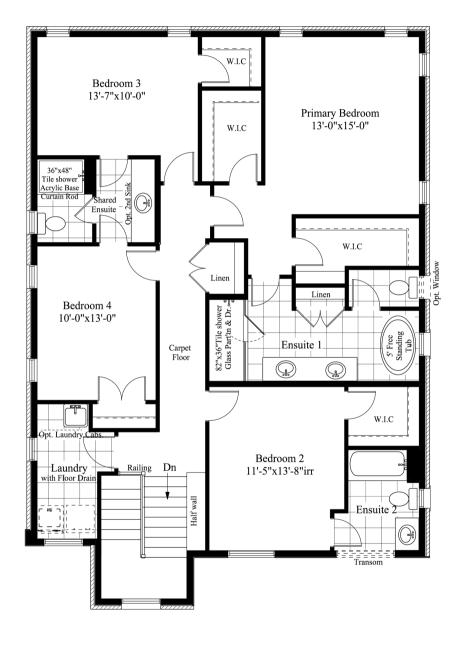
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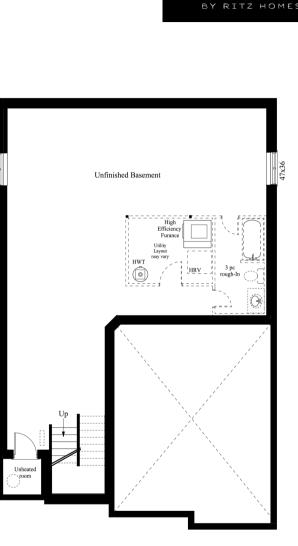


SERENITY 2790 SQ FT



MAIN FLOOR





WESTHAVEN

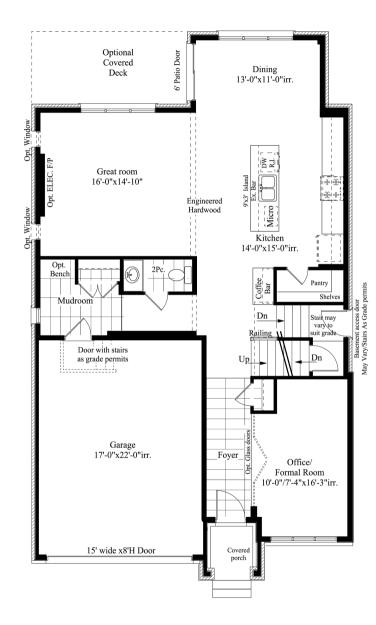


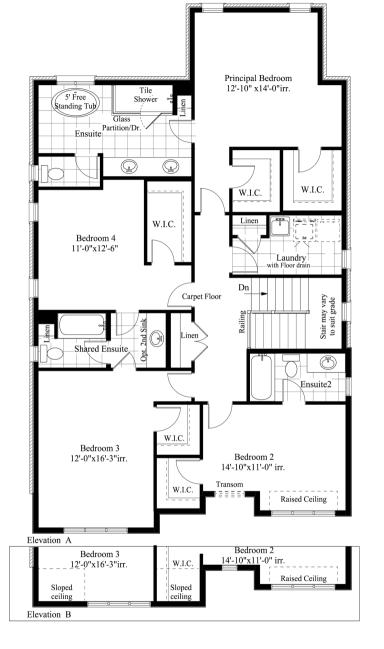
SECOND FLOOR

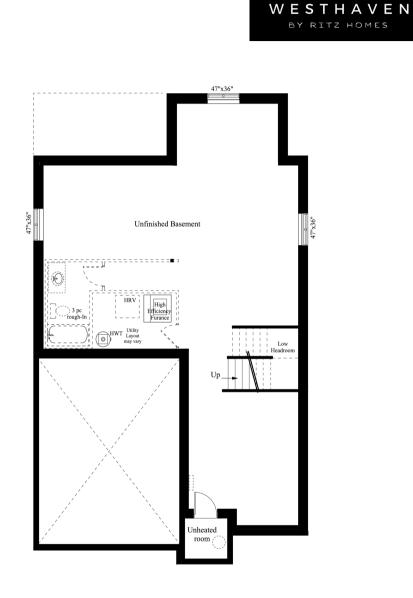
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BASEMENT

MAIN FLOOR

SECOND FLOOR

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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
- MAINTENANCE-FREE ALOMINOM SOFFTS, FASCIA AND DC
 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

tions, plans, grading and elevations are subject to change to suit site re cludes open to above areas. All measurements are approximate and m

STANDARD MIRROR AND SHOWER CURTAIN ROD INSTALLED

ity be installed if requires to the state of the state of

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
- BUILDER SHALL BE RESPONSIBLE FOR CONNECTIONS TO THE HO INCLUDING GAS, WATER, SEWER AND ELECTRICAL.
 BUILDER SHALL SUPPLY SAMPLES FOR ALL SELECTIONS AS
- 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 CARACE FLOODS DOUBED RECORD MAY 21 (DUE TO WEATHER)
- 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
 ENAMEL
- ALL INTERIOR WALLS DECORATED WITH ONE COAT FLAT FINISH LATEX, ONE COLOUR OVER PRIMER COAT





KEEP UP WITH US

Our trend setting designs are always being updated. Stay connected to see our latest designs and projects.

FIND US ONLINE www.ritzhomes.ca

eritzhomesca





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