

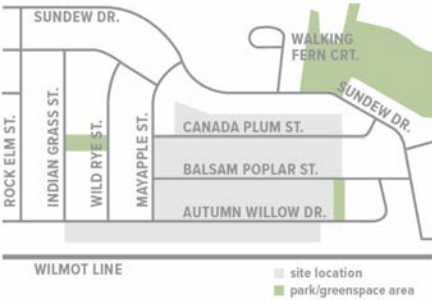
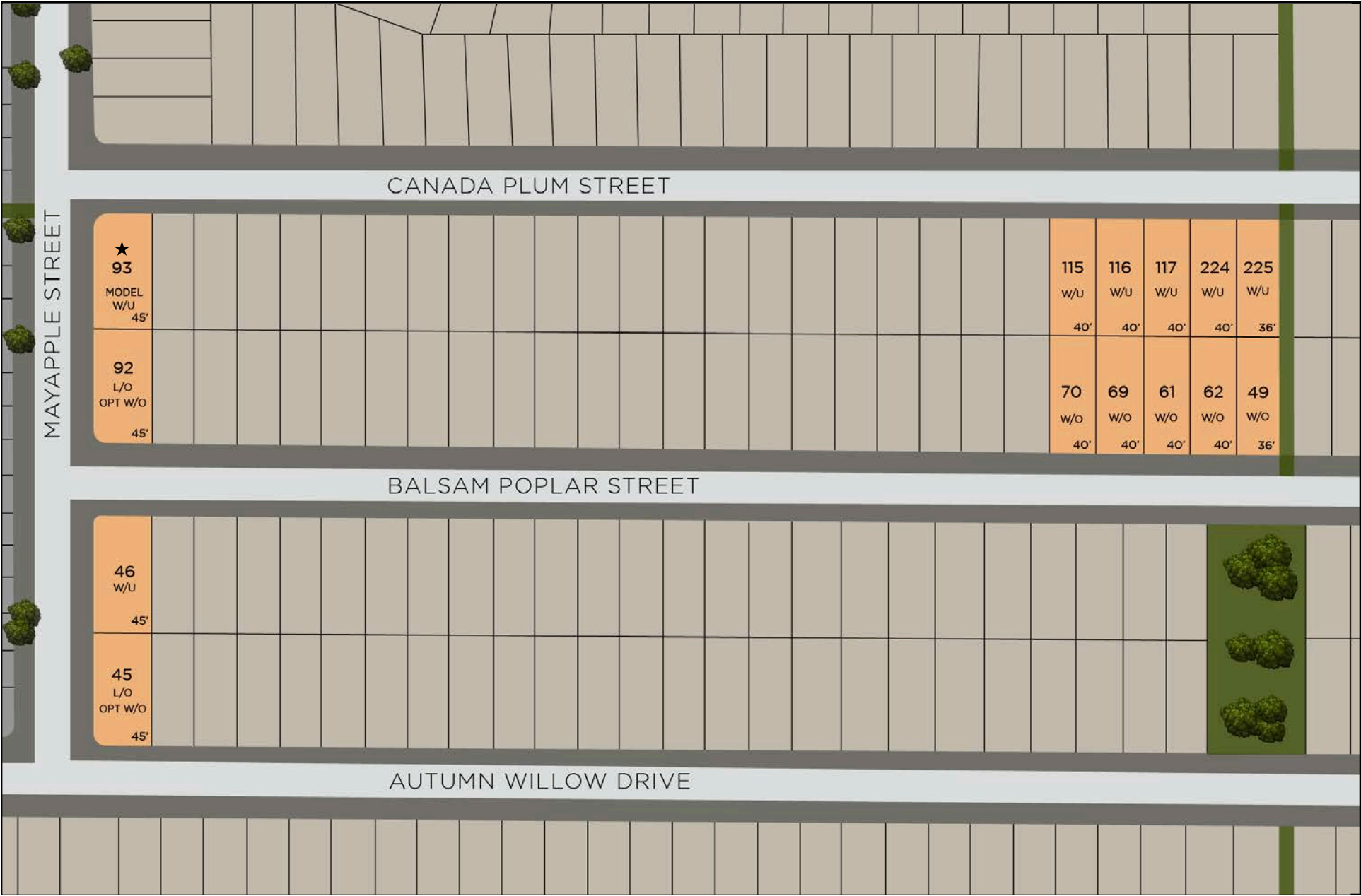


VISTA  
HILLS



RITZ  
HOMES

VISTA HILLS  
Waterloo  
T: 519-743-8140



- 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





## 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:

- Contemporary Delta faucets/shower trim throughout home
- Separate side entry to home\*\*\*
- Brick side and rear of home
- Front elevation with stone, brick, stucco and /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 or taupe exterior windows
- Air conditioner
- 12x24 Tiles in bathrooms, foyer, laundry and mudroom if applicable
- 5 ½" Baseboard and 3 ½" casing
- 8' Interior doors on foyer & main floor \*excl. garage steel man door
- 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



# 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 IN MAIN ROOM WHERE APPLICABLE (SELECTED FROM BUILDER'S SAMPLES)
- CERAMIC TILE FLOORING ON MAIN FLOOR 12X24 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

## 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

## 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 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 "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



# VISTA HILLS PRICE LIST



## 36' LOT

### The Meadowview

SQFT	PRICE
 4  3.5     ELEVATION A     2245     \$1,114,900	
Bedrooms     Bathrooms     ELEVATION B     2245     \$1,119,900	

## 40' LOTS (WALK UP)

### The Creekside

SQFT	PRICE
 4  2.5     ELEVATION A     2352     \$1,188,900	
Bedrooms     Bathrooms     OPT 3.5     ELEVATION B     2365     \$1,204,900	

### The Stonebrook

SQFT	PRICE
 4  2.5     ELEVATION A     2484     \$1,224,900	
Bedrooms     Bathrooms     ELEVATION B     2510     \$1,274,900	

### The Fernwood



SQFT	PRICE
 4  3.5     ELEVATION A     2790     \$1,299,900	
Bedrooms     Bathrooms     ELEVATION B     2790     \$1,329,900	

### The Pinehill

SQFT	PRICE
 4  3.5     ELEVATION A     2955     \$1,359,900	
Bedrooms     Bathrooms     ELEVATION B     2955     \$1,344,900	

## 45' LOTS (CORNER)



### The Hilltop

SQFT	PRICE
 4  4     ELEVATION A & B     2560     \$1,359,900	
Bedrooms     Bathrooms     W/ 2' EXTENSION     2560     \$1,349,900	

### The Silvercrest

SQFT	PRICE
 5  4     ELEVATION A     2764     \$1,399,900	
Bedrooms     Bathrooms     ELEVATION B     2764     \$1,439,900	

### The Evergreen

SQFT	PRICE
 4  3.5     ELEVATION A     2900     \$1,449,900	
Bedrooms     Bathrooms     OPT 4.5     ELEVATION B     2900     \$1,464,900	

LOT 46 (CORNER WALK UP) 100K PREMIUM TO BE ADDED TO 40' WALK OUT PLANS 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 ADDTIONAL \$10K

# VISTA HILLS PRICE LIST



## 40' LOTS (WALK OUT)

### The Clearwater

 4  
Bedrooms

 2.5  
Bathrooms

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

### The Wildflower

 4  
Bedrooms

 3.5  
Bathrooms

	SQFT	PRICE
ELEVATION A	2515	\$1,249,900
ELEVATION B	2515	\$1,259,900


### The Fieldstone

 4  
Bedrooms

 3.5  
Bathrooms

	SQFT	PRICE
ELEVATION A	2650	\$1,274,900
ELEVATION B	2650	\$1,284,900

### The Riverbend

 4/5  
Bedrooms

 3.5/4  
Bathrooms

	SQFT	PRICE
ELEVATION A	2840	\$1,324,900
ELEVATION B	2860	\$1,339,900

LOT 46 (CORNER WALK UP) 100K PREMIUM TO BE ADDED TO 40' WALK OUT PLANS 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 A | 2245 SQ FT

# The Meadowview



4

Bedrooms



3.5

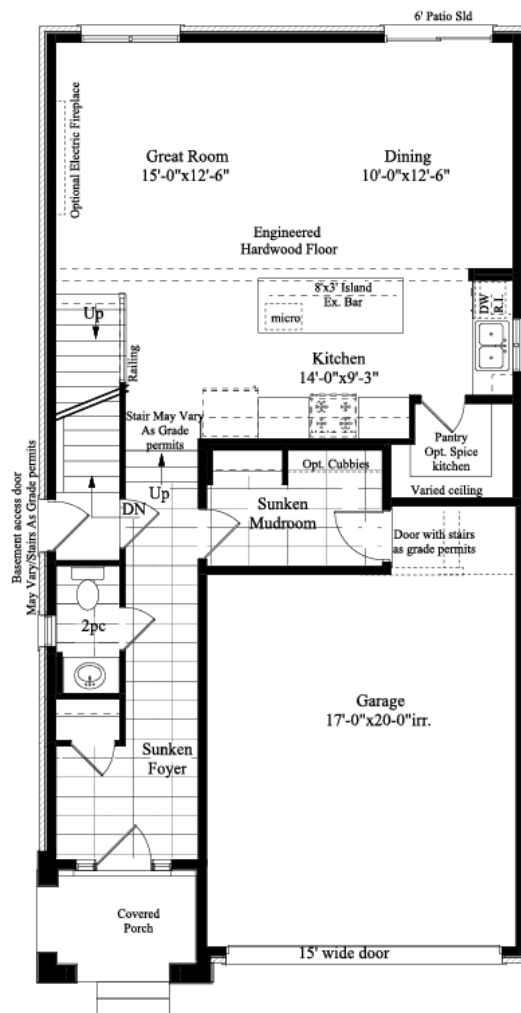
Bathrooms

2245 SQ FT

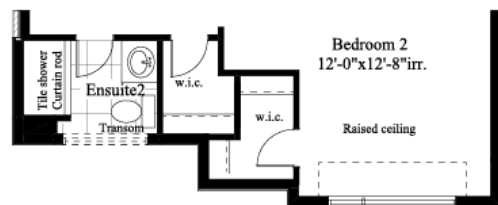


ELEVATION A | 2245 SQ FT

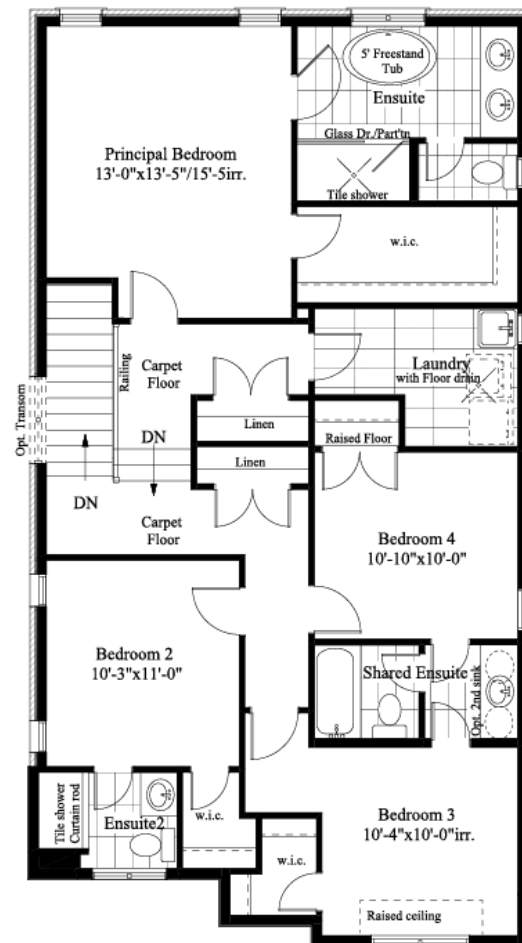




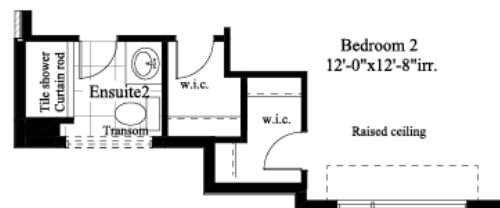
MAIN FLOOR (A)



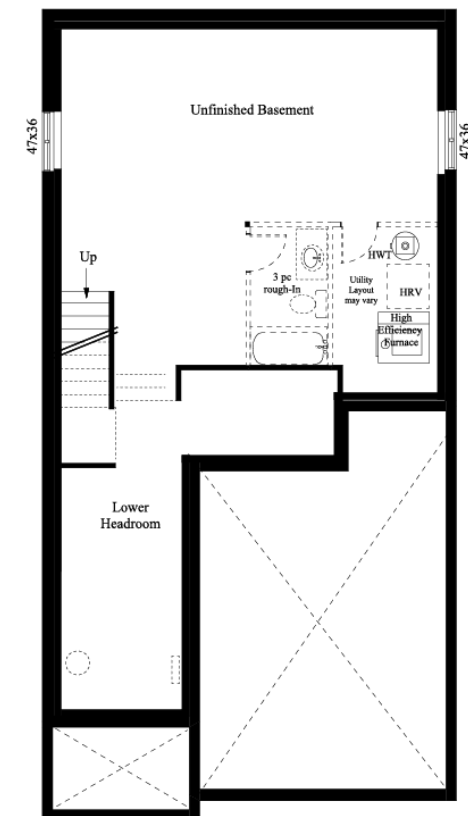
MAIN FLOOR (B)



SECOND FLOOR (A)



SECOND FLOOR (B)




BASEMENT (A & B)



ELEVATION B | 2365 SQ FT

# The Creekside

 4  
Bedrooms

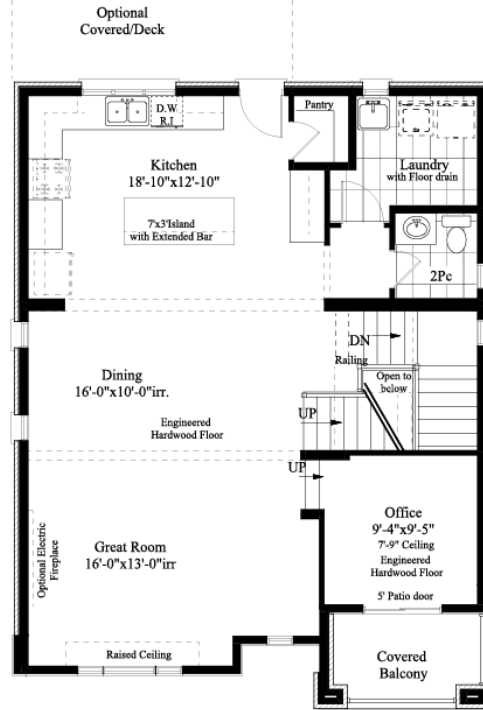
 2.5  
OPT 3.5  
Bathrooms

2352 A - 2365 B SQ FT

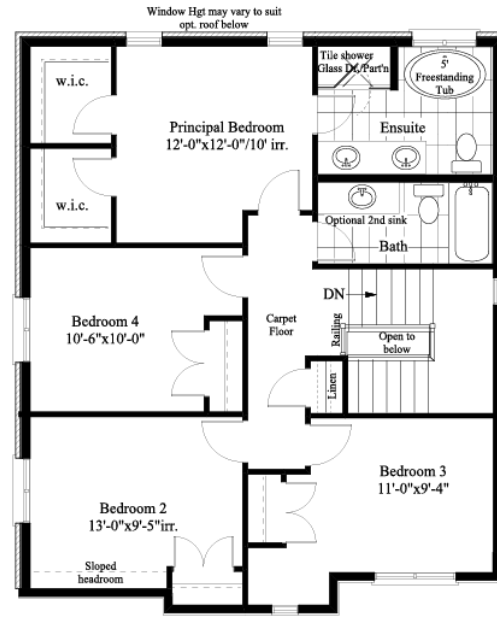


ELEVATION A | 2352 SQ FT

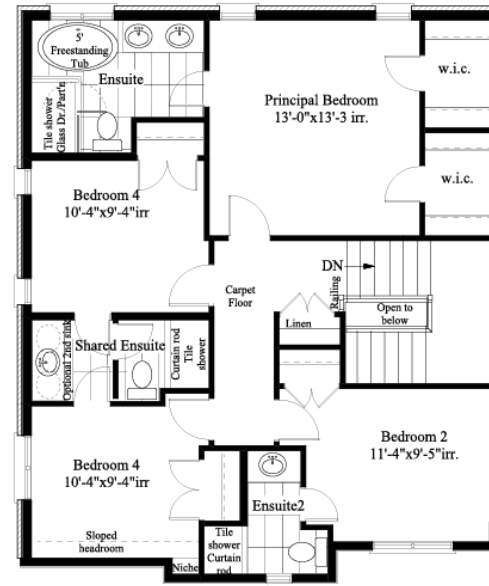
MAIN FLOOR (A)



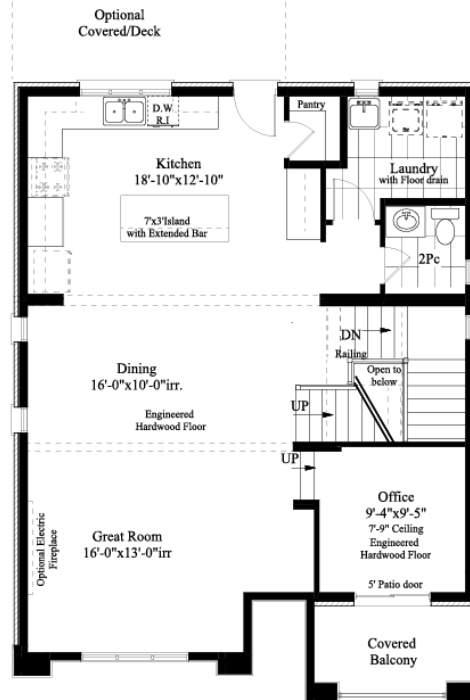
SECOND FLOOR (A)



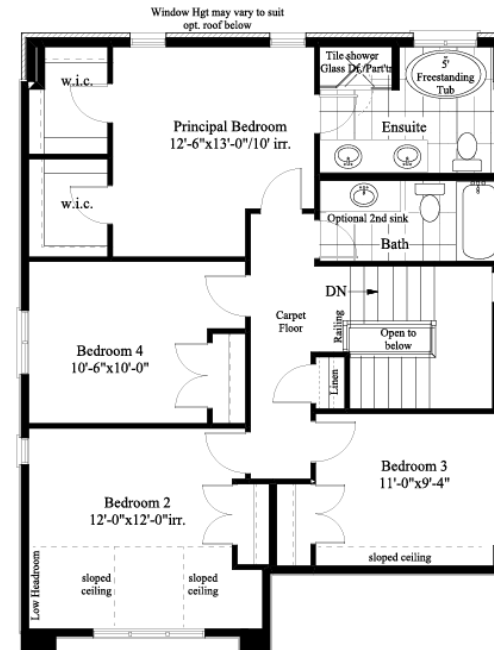
OPT SECOND FLOOR (A)



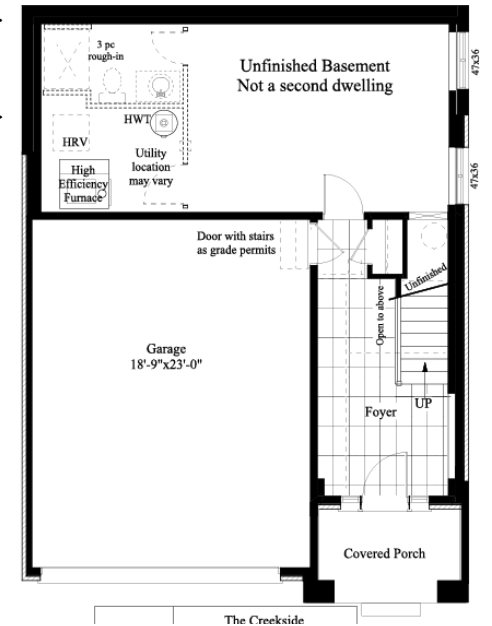
MAIN FLOOR (B)



SECOND FLOOR (B)



BASEMENT/FOYER (A & B)



The Creekside  
2352 A - 2365 B SQ FT





ELEVATION B | 2510 SQ FT

# The Stonebrook



4

Bedrooms



2.5

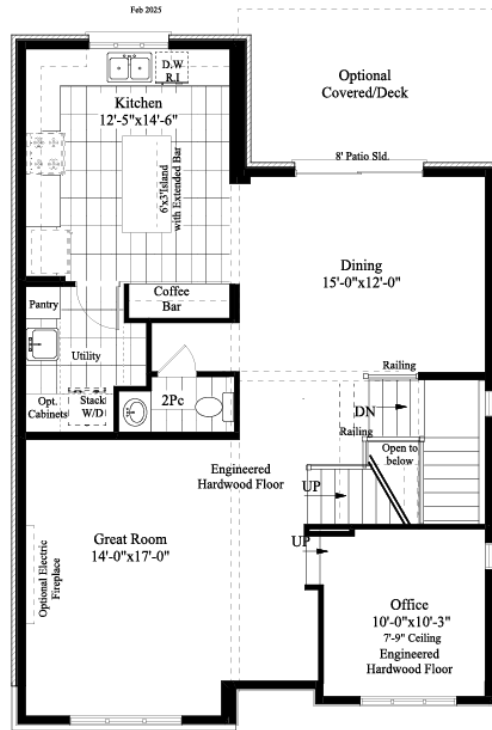
Bathrooms

2484 A - 2510 B SQ FT

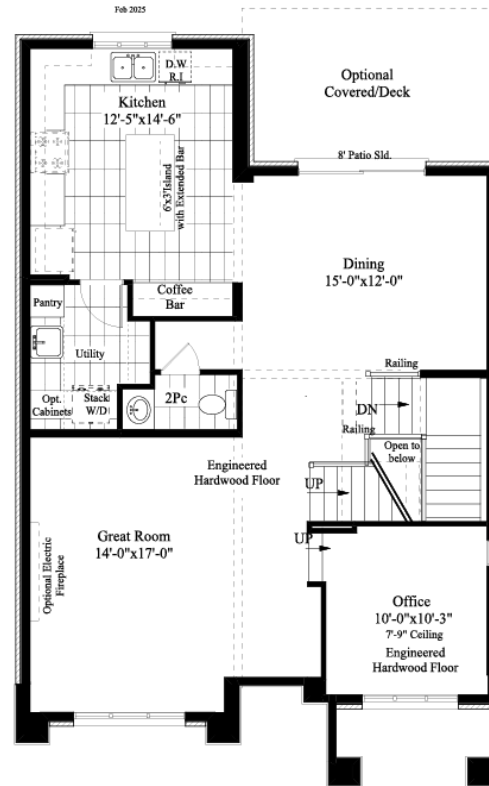


ELEVATION A | 2484 SQ FT

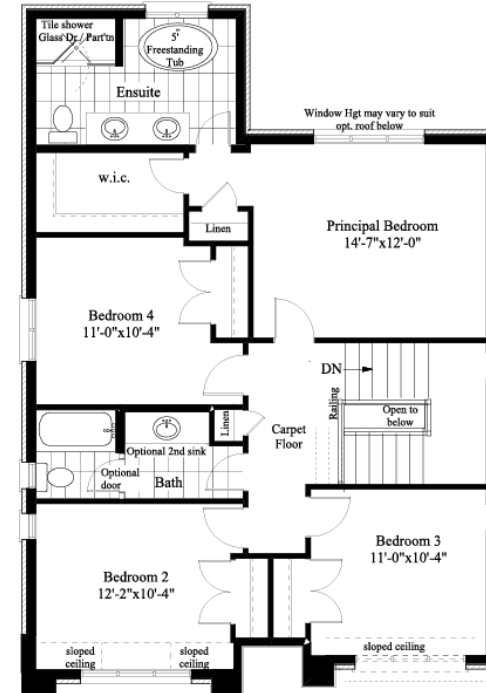
MAIN FLOOR (A)



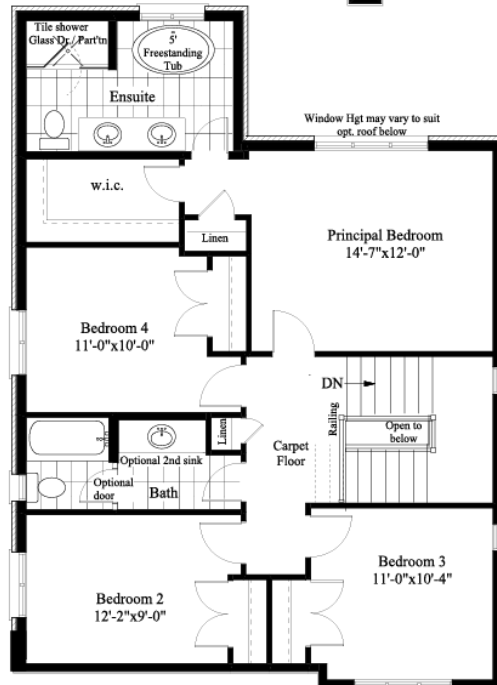
MAIN FLOOR (B)



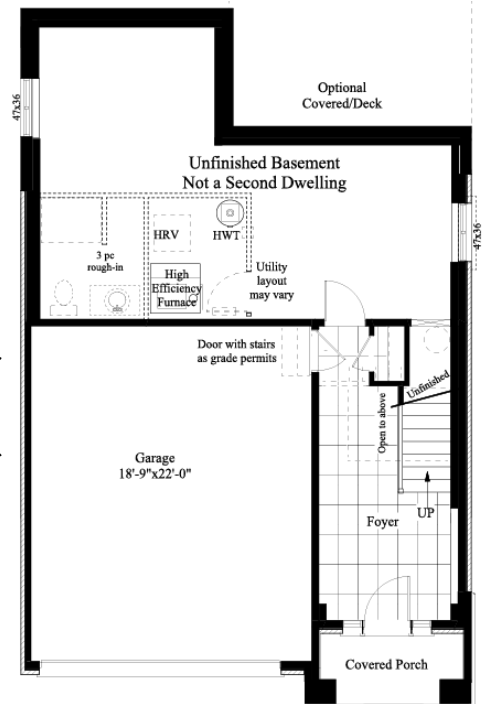
SECOND FLOOR (B)



SECOND FLOOR (A)



BASEMENT (A & B)



**VISTA HILLS**

**RITZ HOMES**

**The Stonebrook**


**2484 A - 2510 B SQ FT**






ELEVATION B | 2790 SQ FT

# The Fernwood

 4  
Bedrooms

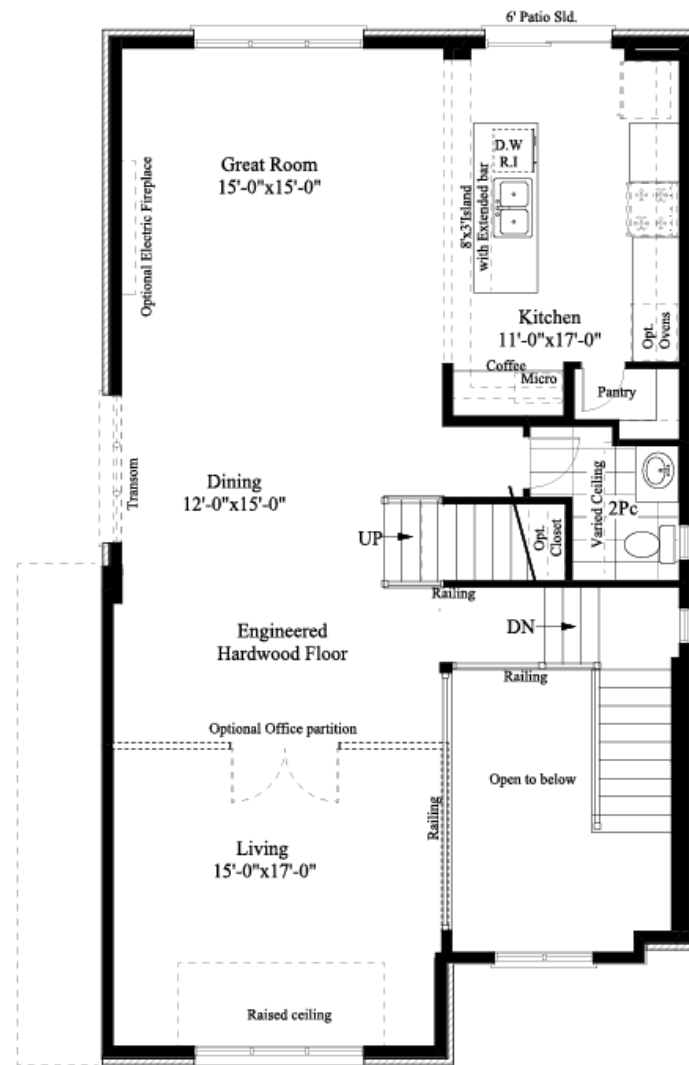
 3.5  
Bathrooms

2790 SQ FT

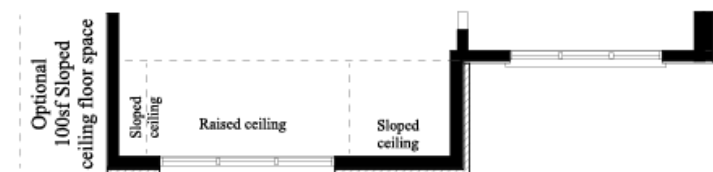


ELEVATION A | 2790 SQ FT

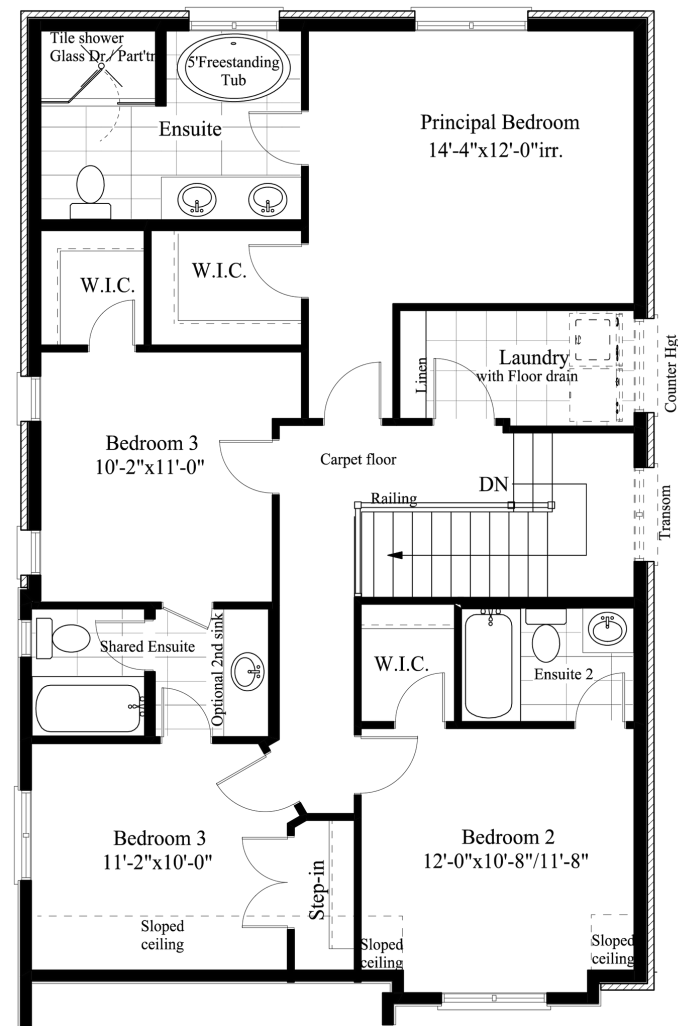




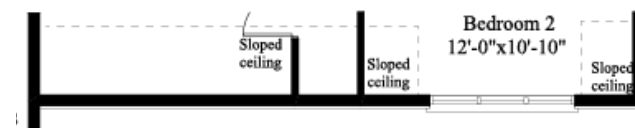
MAIN FLOOR (B)



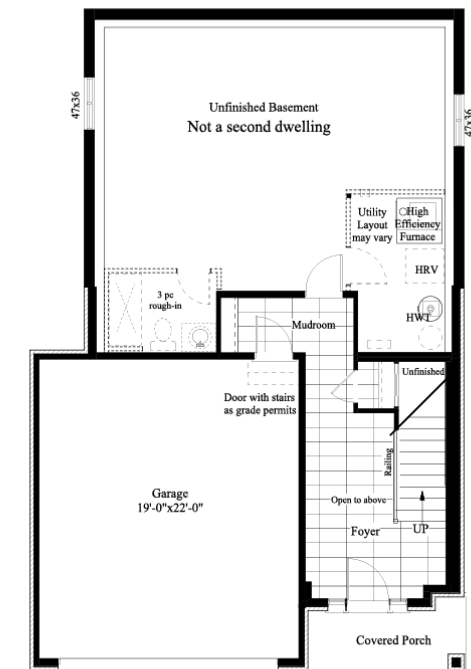
MAIN FLOOR (B)



MAIN FLOOR (B)



MAIN FLOOR (B)



BASEMENT (A)





BASEMENT (B)



ELEVATION A | 2955 SQ FT

# The Pinehill

 4  
Bedrooms

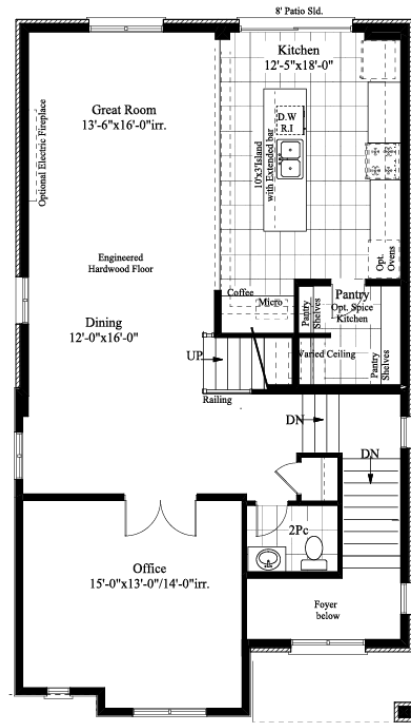
 3.5  
Bathrooms

2955 SQ FT

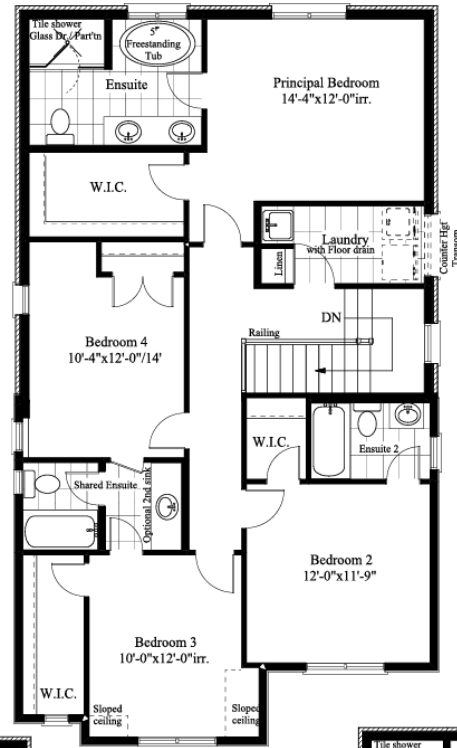


ELEVATION B | 2955 SQ FT

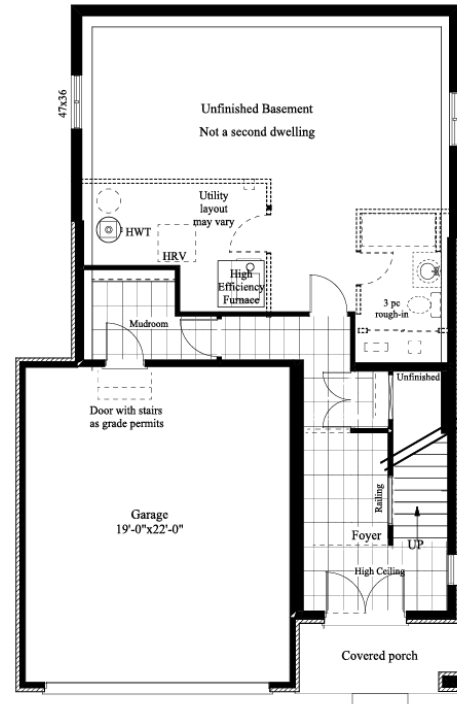
MAIN FLOOR (A)



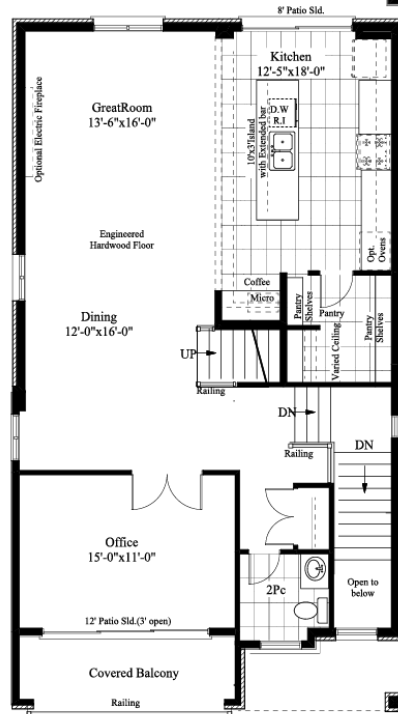
SECOND FLOOR (A)



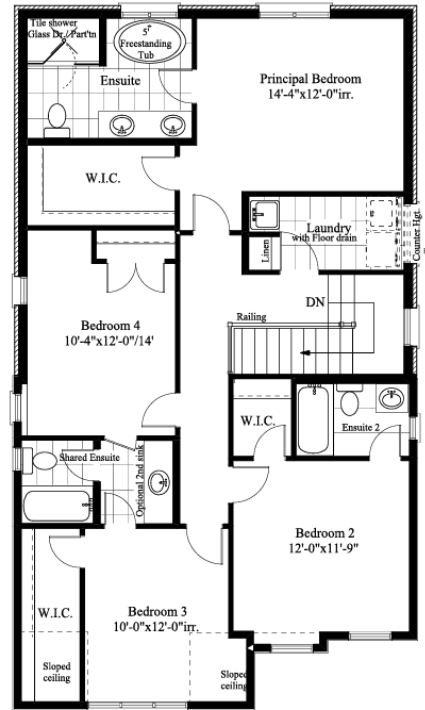
BASEMENT/FOYER (A)



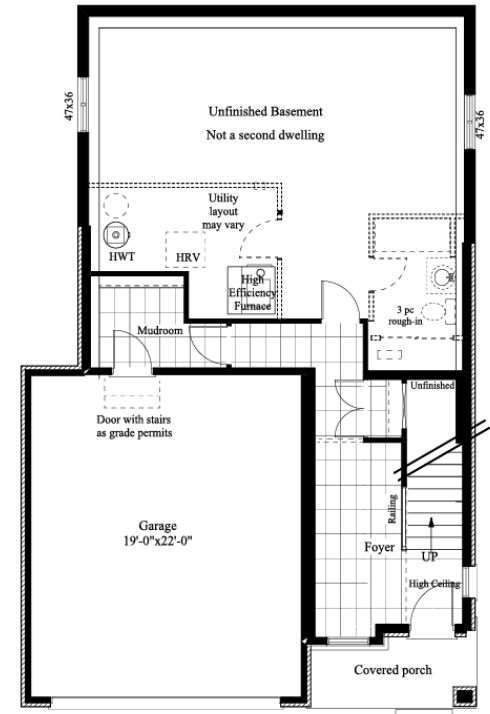
MAIN FLOOR (B)



SECOND FLOOR (B)



BASEMENT/FOYER (B)




The Pinehill  
2955 SQ FT





# The Hilltop

 4  
Bedrooms

 4  
Bathrooms

2560 SQ FT



ELEVATION A | 2560 SQ FT



ELEVATION B | 2560 SQ FT

Side door as grade permits  
Interior stair may vary to suit grade

Opt. Transoms  
Opt. Transoms  
Opt. Transoms  
Opt. Electric Fireplace  
8'-0" Patio door  
Kitchen 16'-2"x9'-0"  
Base  
Micro  
7'x3' island with  
Extended bar  
Dining 16'-2"x10'-0"  
Engineered  
Hardwood Floor  
Great Room 16'-2"x13'-0"irr.  
Pantry  
Mudroom  
Step, as grade permits  
Alt. door  
DN  
Railing  
UP  
Foyer  
Covered Porch  
Tile Shower  
Curtain Rod  
3pc.  
Office/Bedroom 5 12'-6"x9'-6"  
Garage 21'-0"/20'-0"x19'-6"irr.

*Retaining as needed*

47"x36"

48"x48"

48"x48"

5' Patio Slider

3 pc R/I

Unfinished Basement  
Not a Second dwelling

Landing/steps  
as needed  
for walkout

UP

High Efficiency Furnace

HRV

Unheated room

HW

Utility layout may vary

47"x36"

The floor plan illustrates a spacious first floor with the following features:

- Bedroom 2:** 13'-0" x 11'-0", located at the top left.
- Ensuite2:** Attached to Bedroom 2, containing a toilet and a bathtub.
- W.I.C.:** Walk-in closet located between Bedroom 2 and the Principal Bedroom.
- Principal Bedroom:** 12'-3" x 14'-0" irr, located at the bottom left.
- Ensuite:** Attached to the Principal Bedroom, featuring a toilet, a '5' Free Standing Tub', and a 'Tile Shower Glass Dr/Partin'.
- W.I.C.:** Walk-in closet located between the Principal Bedroom and Bedroom 3.
- Central Staircase:** Labeled 'Carpet Floor' and 'DN' (down), with 'Railing' on both sides and a note 'Open to below'.
- Bedroom 3:** 11'-6" x 12'-6" irr, located at the bottom right.
- Shared Ensuite:** Located between Bedroom 3 and Bedroom 4, containing a toilet, a sink (labeled 'Opt. 2nd Sink'), and a bathtub.
- Linen:** Linen closet located above the Shared Ensuite.
- Bedroom 4:** 12'-6" x 9'-5" irr, located at the top right.
- Laundry:** Located at the top right, featuring a 'Floor drain' and a washing machine area.
- Raised ceiling:** Indicated in the bottom left corner of the Principal Bedroom area.
- Raised floor:** Indicated in the central hallway area.



# The Hilltop

2560 SQ FT






ELEVATION A | 2764 SQ FT

# The Silvercrest

 5  
Bedrooms

 4  
Bathrooms

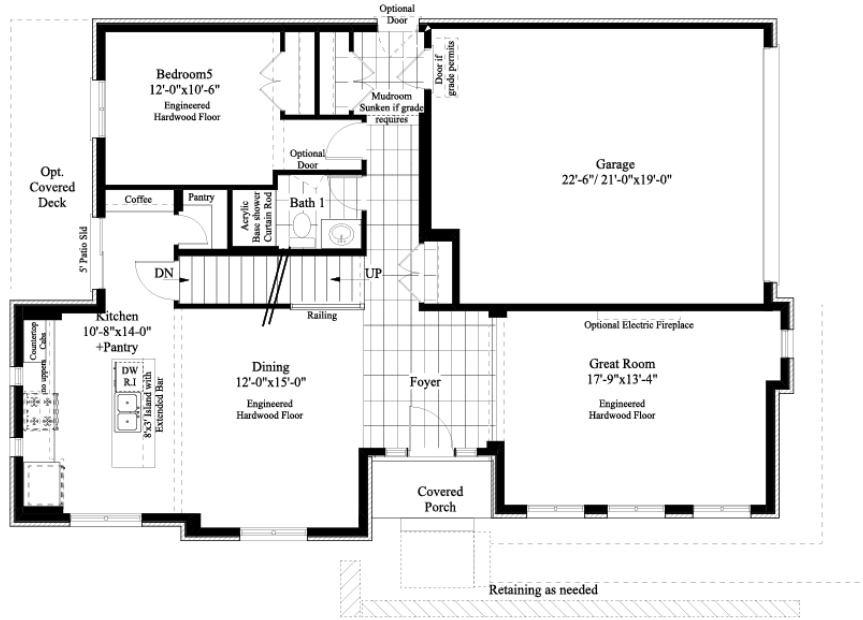
2764 SQ FT



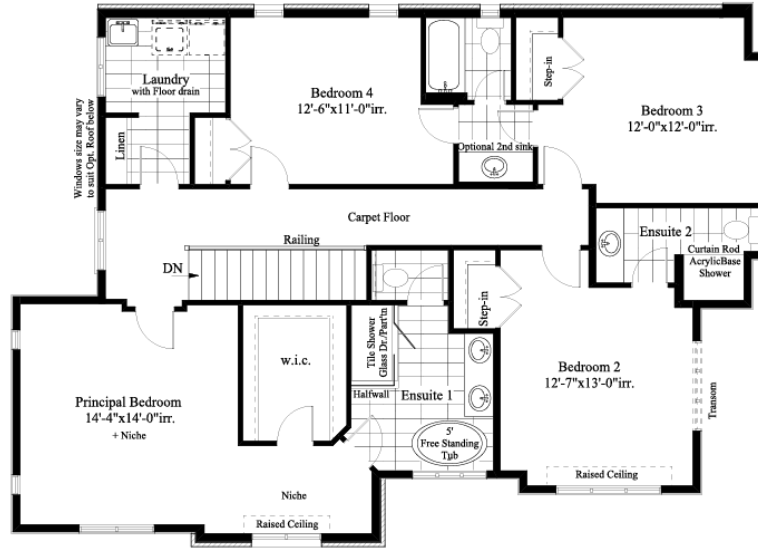
ELEVATION B | 2764 SQ FT



MAIN FLOOR (A)



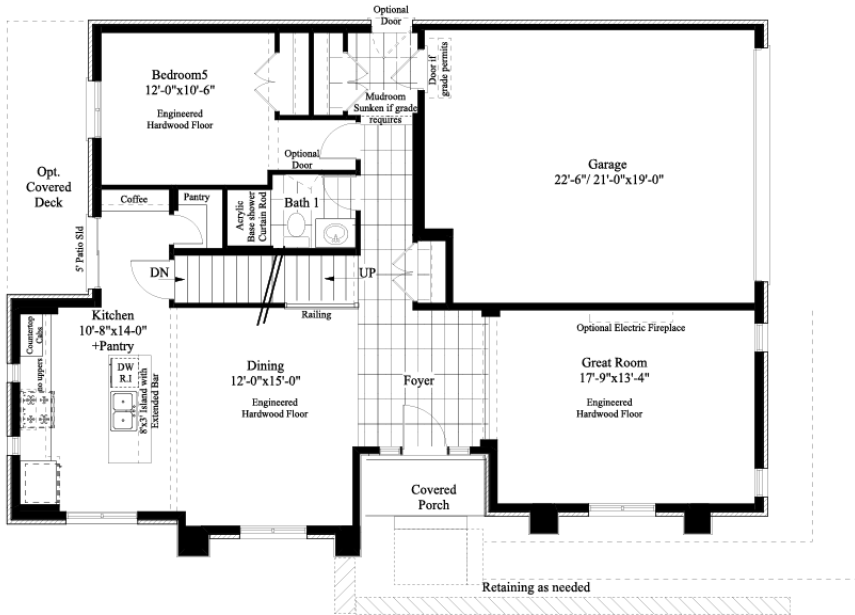
SECOND FLOOR (A)



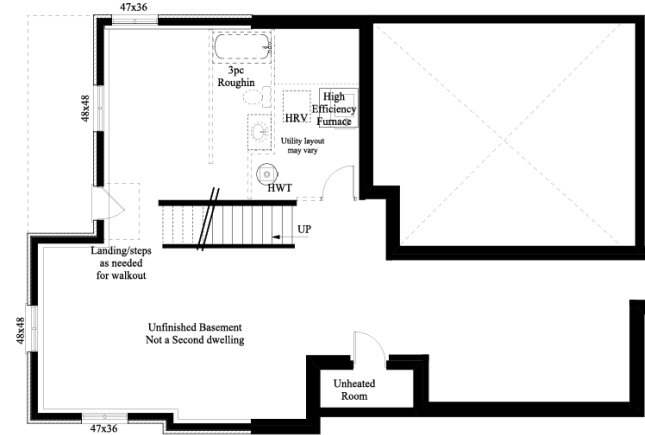
SECOND FLOOR (B)



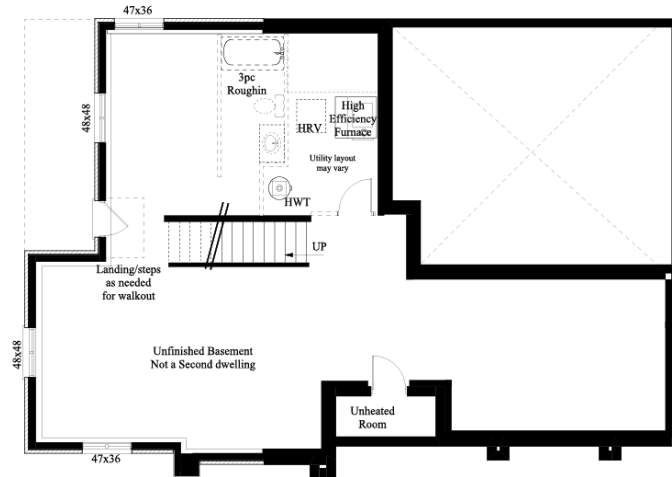
MAIN FLOOR (B)



BASEMENT (A)



BASEMENT (B)






# The Silvercrest

2764 SQ FT



ELEVATION B | 2900 SQ FT

# The Evergreen

 4  
Bedrooms

 3.5  
OPT 4.5  
Bathrooms

2900 SQ FT



ELEVATION A | 2900 SQ FT








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

# The Clearwater

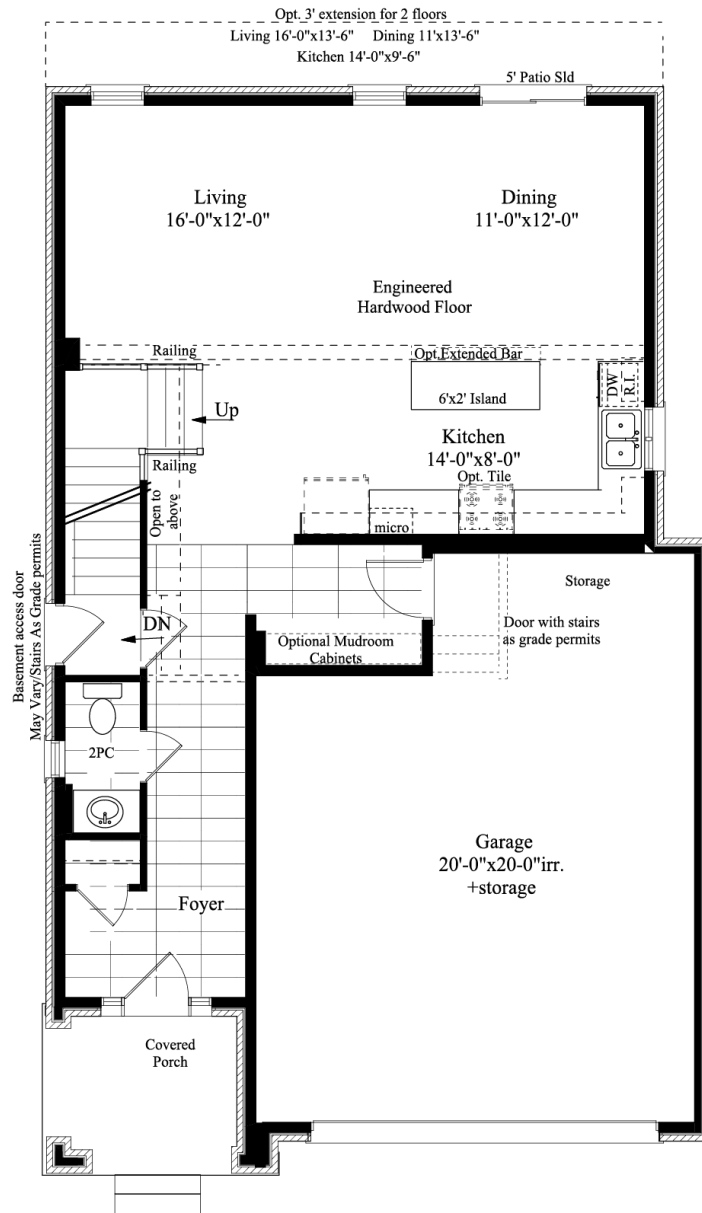
 4  
Bedrooms

 3.5  
Bathrooms

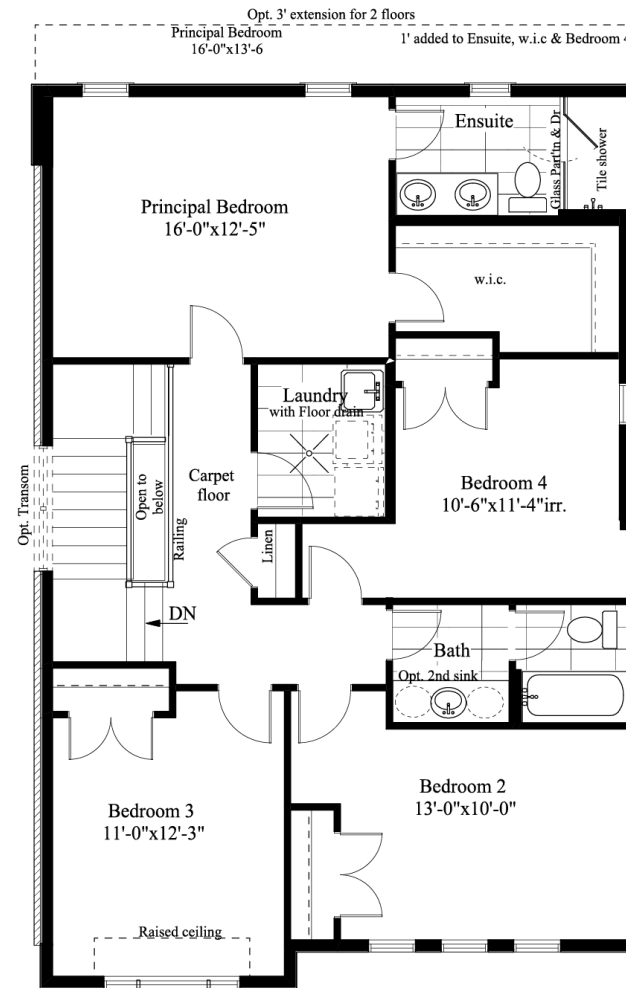
2100 (2273) A SQ FT -  
2160 (2333) B SQ FT



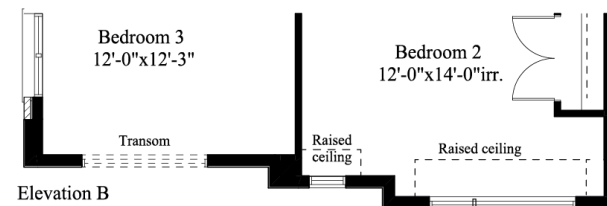
ELEVATION A | 2100 SQ FT (W OPT 2273 SQ FT)



MAIN FLOOR (A & B)



SECOND FLOOR (A)

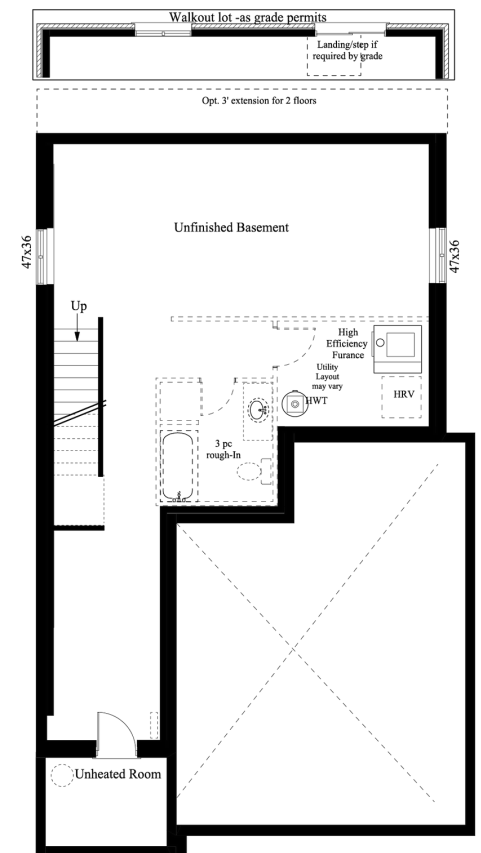


SECOND FLOOR (B)



## The Clearwater

2100 (2273) A SQ FT -  
2160 (2333) B SQ FT



BASEMENT (A & B)





ELEVATION A | 2515 SQ FT

# The Wildflower



4

Bedrooms



3.5

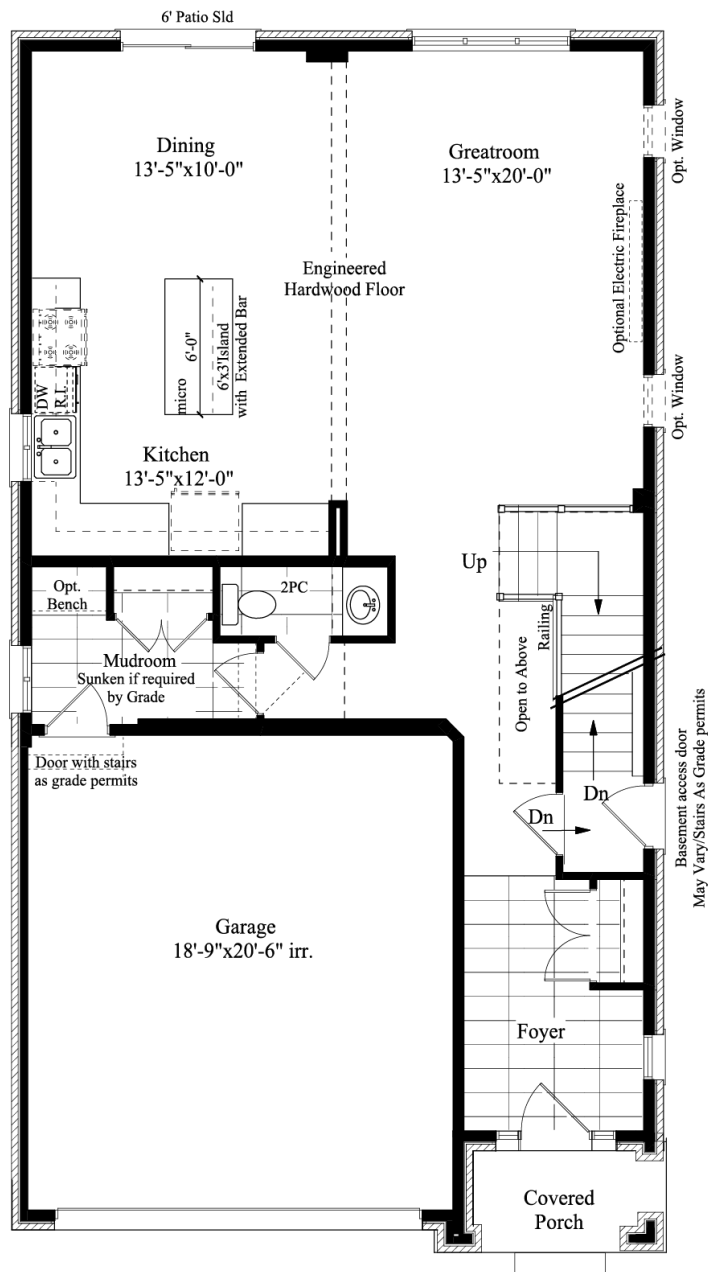
Bathrooms

2515 SQ FT

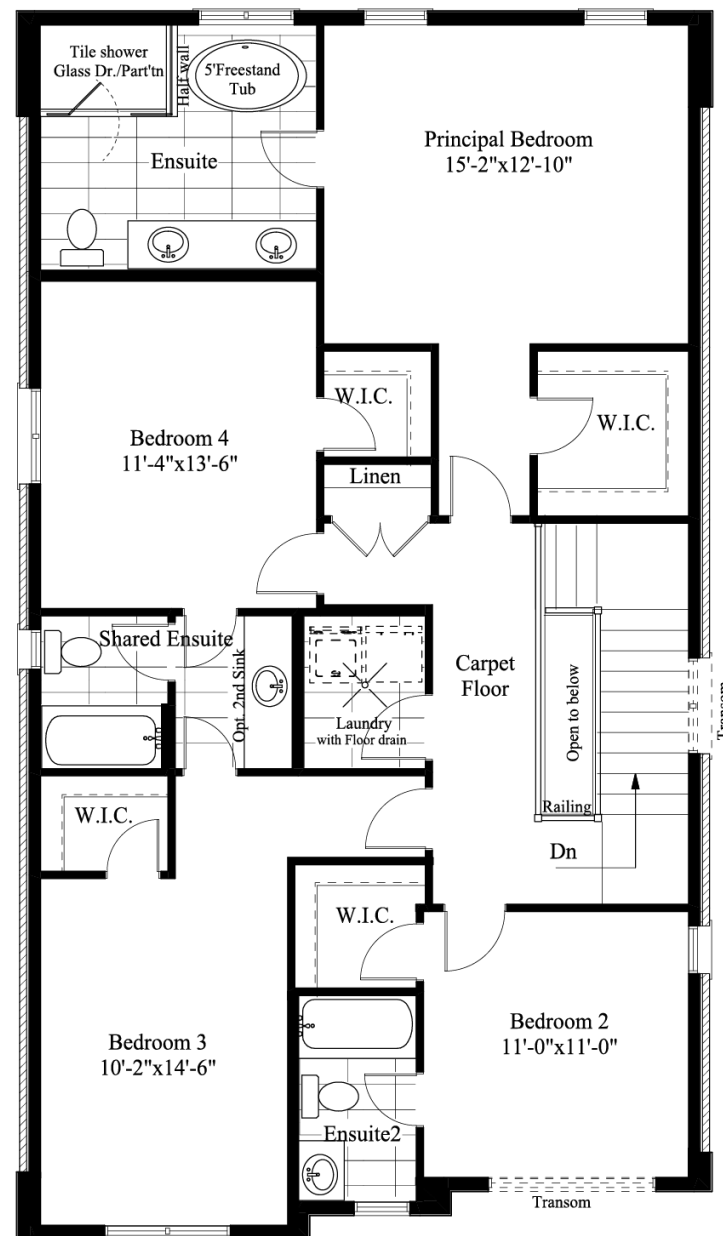


ELEVATION B | 2515 SQ FT

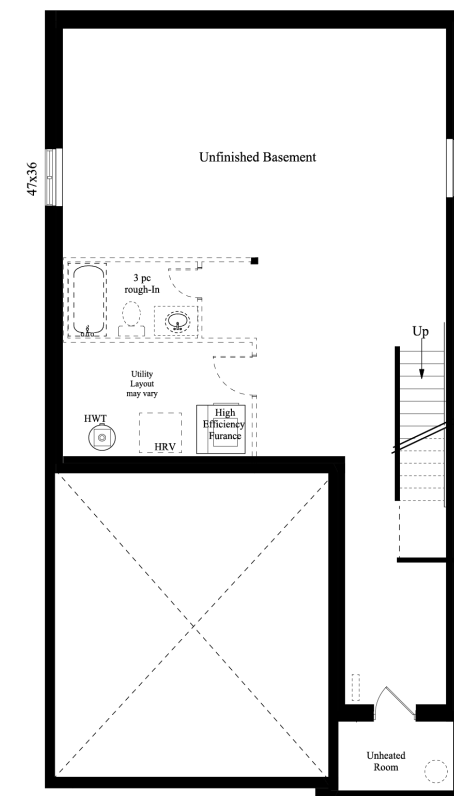
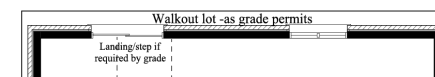




MAIN FLOOR (A & B)



SECOND FLOOR (A & B)



BASEMENT (A & B)



ELEVATION B | 2650 SQ FT

# The Fieldstone



4

Bedrooms



3.5

Bathrooms

2650 SQ FT

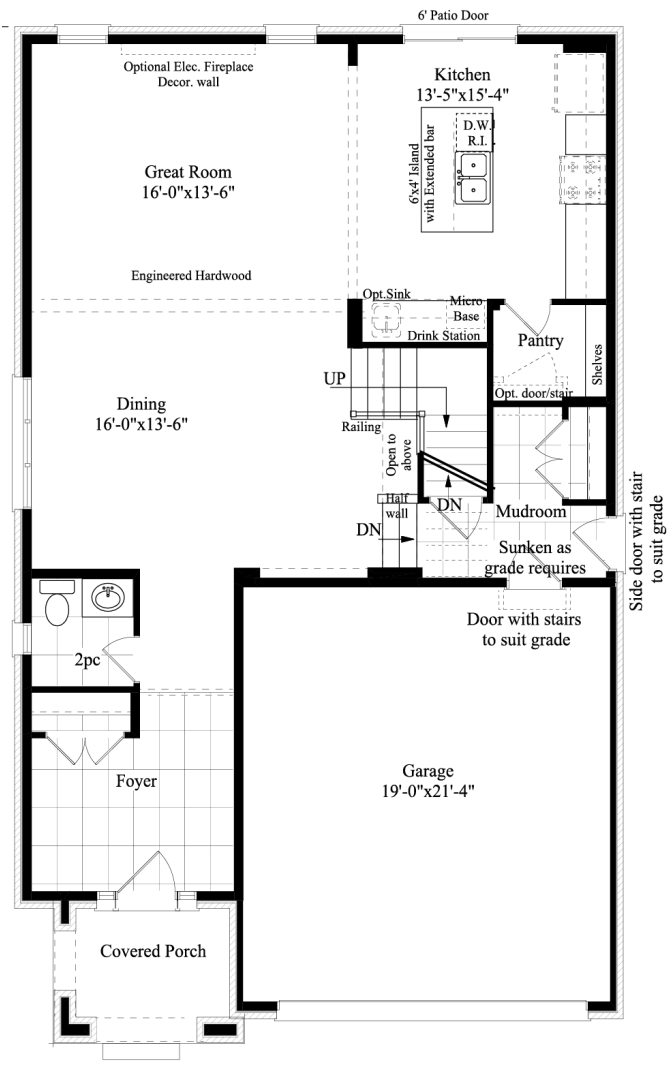


ELEVATION A | 2650 SQ FT

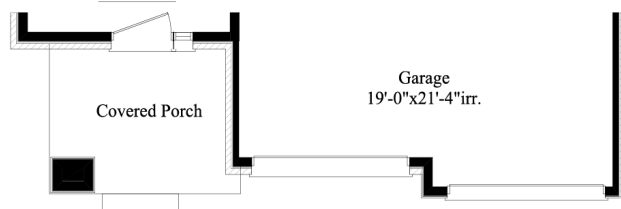


# The Fieldstone

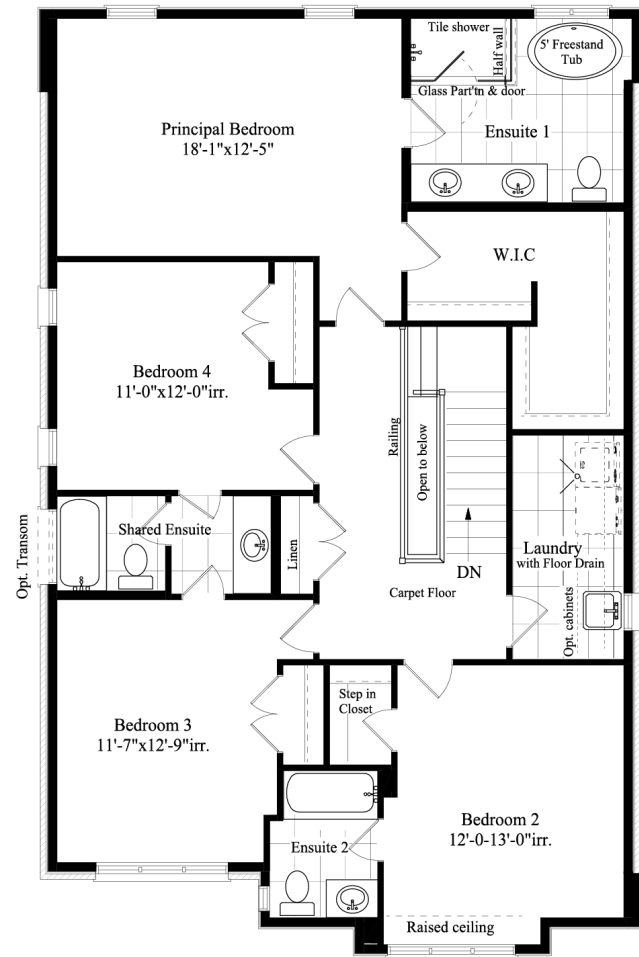
2650 SQ FT



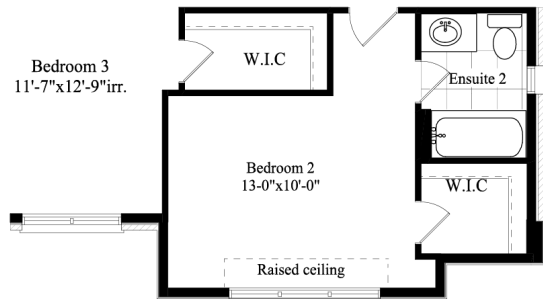
MAIN FLOOR (A)



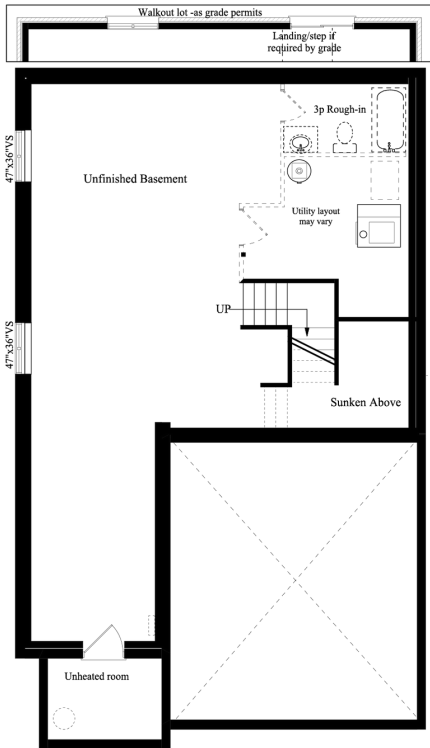
MAIN FLOOR (B)



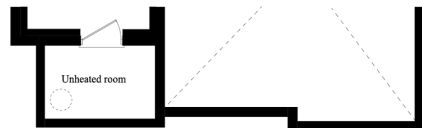
SECOND FLOOR (A)



SECOND FLOOR (B)



BASEMENT (A)



BASEMENT (B)





ELEVATION B | 2860 SQ FT

# The Riverbend



4/5

Bedrooms



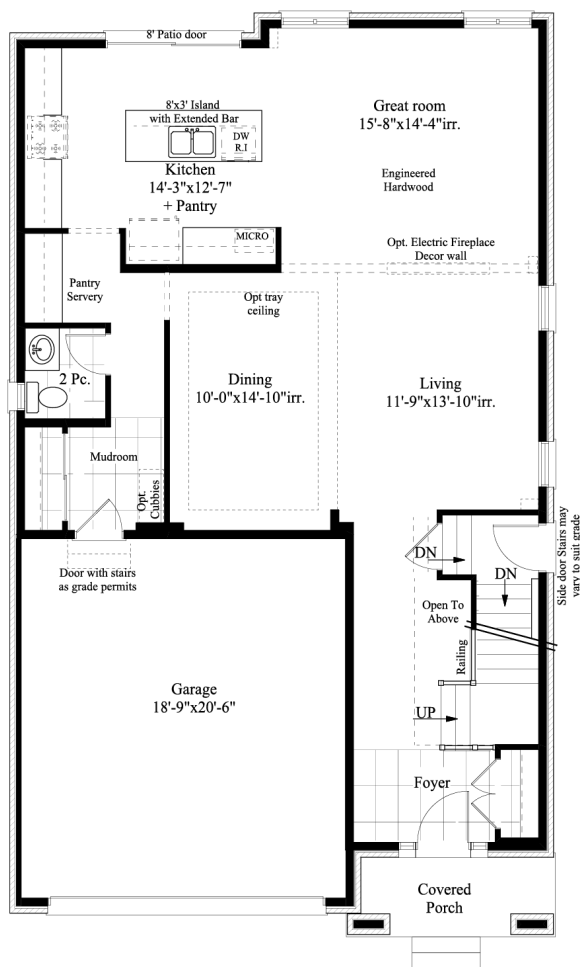
3.5/4

Bathrooms

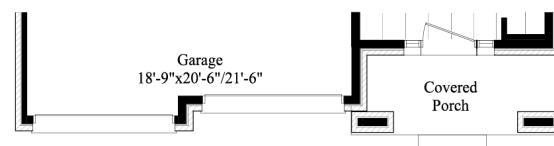
2840 SQ FT



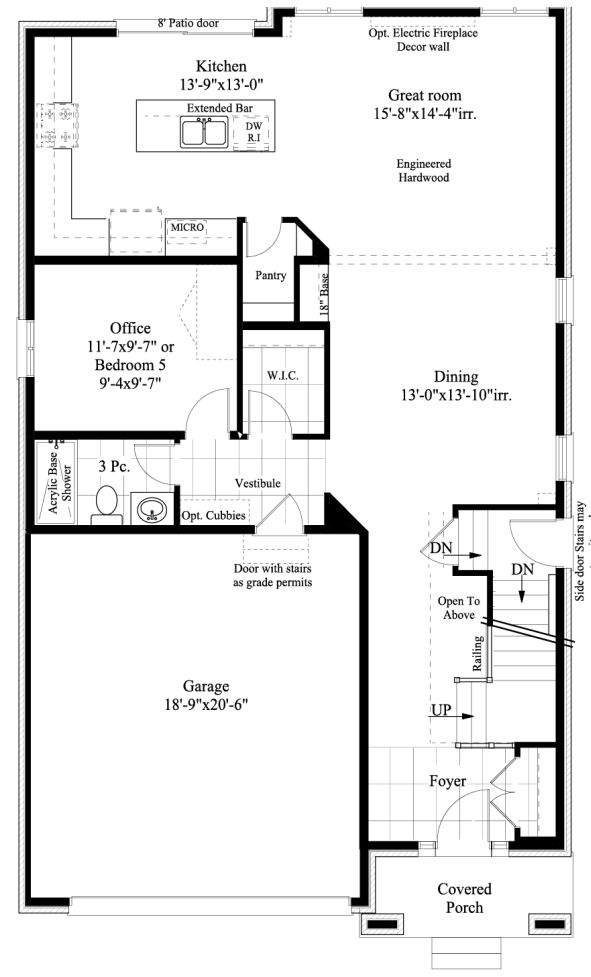
ELEVATION A | 2840 SQ FT



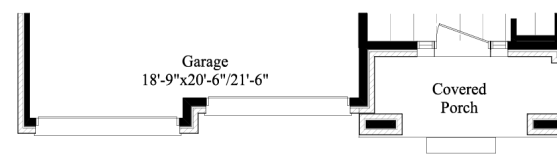
MAIN FLOOR 1 (A)



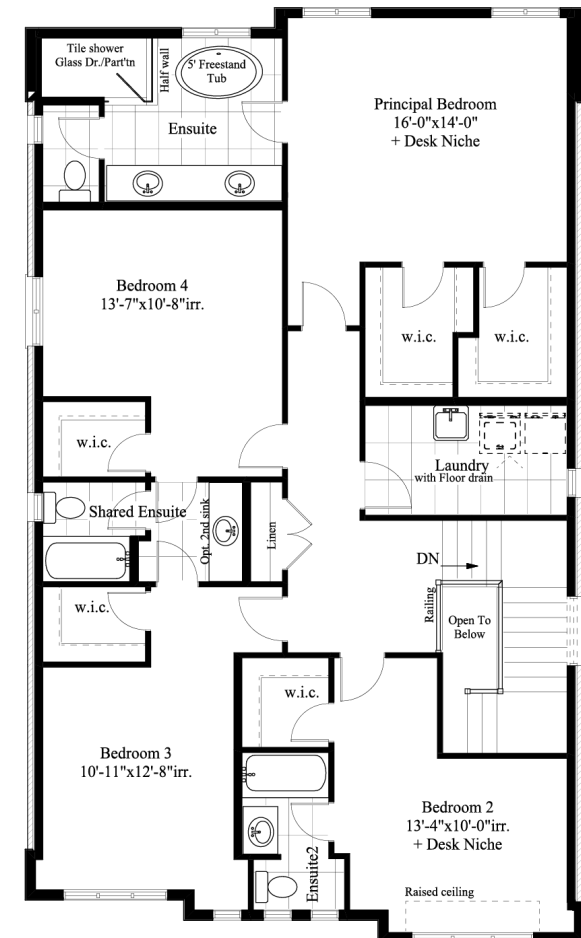
MAIN FLOOR 1 (B)



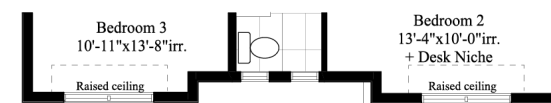
MAIN FLOOR W OFFICE (A)



MAIN FLOOR W OFFICE (B)



SECOND FLOOR (A)

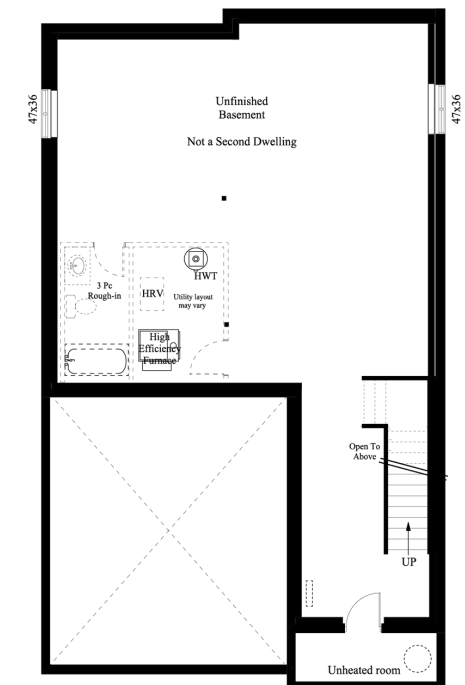
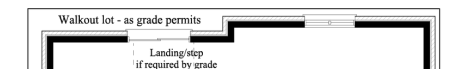


SECOND FLOOR (B)




## The Riverbend

2840 A - 2860 B SQ FT



BASEMENT (A)



BASEMENT (B)





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