



WH

WESTHAVEN

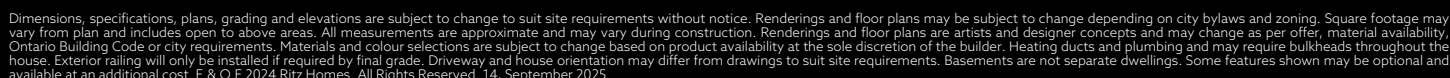
BY RITZ HOMES



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



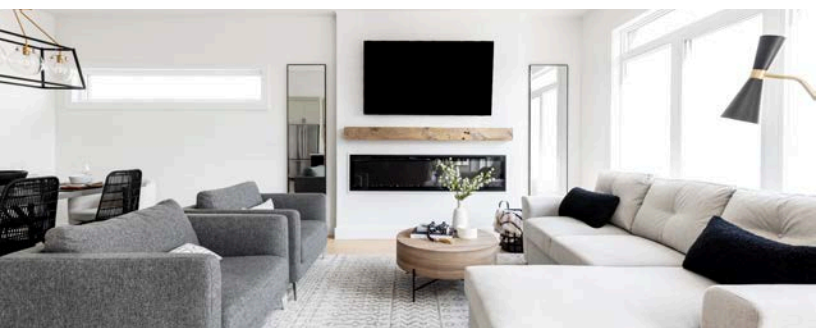
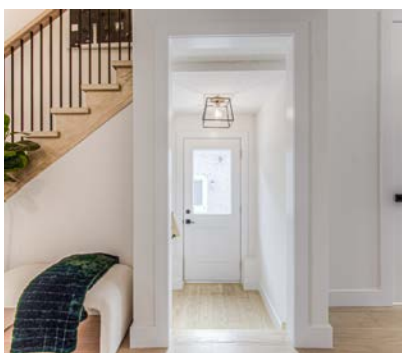
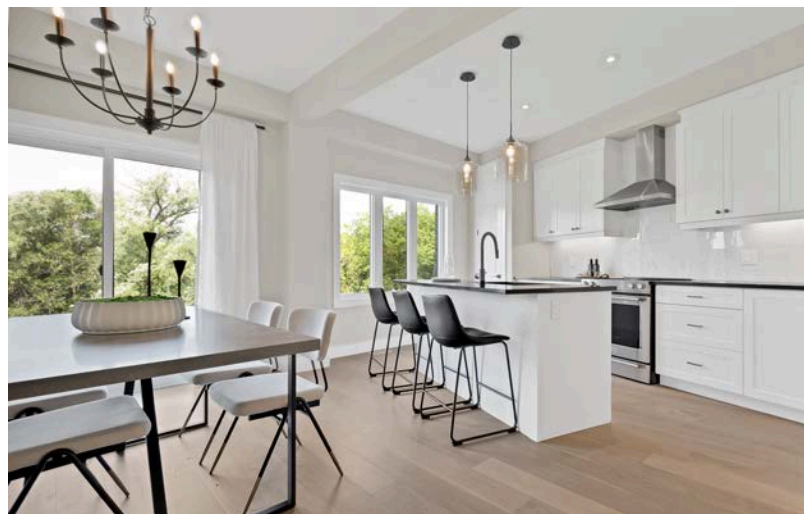
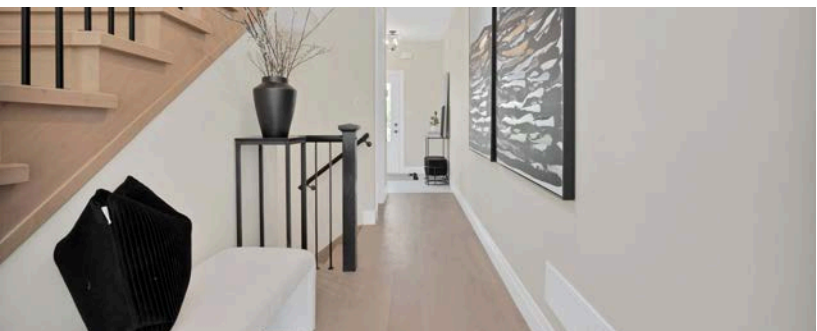
MODEL HOME



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 ½" Baseboard and 3 ½" 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 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)
- 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 ENAMEL
- ALL INTERIOR WALLS DECORATED WITH ONE COAT FLAT FINISH LATEX, ONE COLOUR OVER PRIMER COAT

Riverstone

 3 / 4	 2.5	ELEVATION A	SQFT	PRICE	LOTS
Bedrooms	Bathrooms	ELEVATION B	1958	\$1,059,900	1,16,17,18,19
			2068	\$1,089,900	

Meadow

 4	 2.5	ELEVATION A & B	SQFT	PRICE	LOTS
Bedrooms	Bathrooms	W/ 2' EXTENSION	2120	\$1,109,900	1,16,17,18,19
			2235	\$1,129,900	

Haven

 4	 2.5	ELEVATION A	SQFT	PRICE	LOTS
Bedrooms	Bathrooms	ELEVATION B	2320	\$1,159,900	1,3,9,16,17
			2300	\$1,149,900	18,19

Harmony

 4 / 5	 4	ELEVATION A	SQFT	PRICE	LOTS
Bedrooms/ Office	Bathrooms	ELEVATION B	2385	\$1,169,900	1,16,17,18,19
			2385	\$1,189,900	

Willow

 4	 3.5	ELEVATION A	SQFT	PRICE	LOTS
Bedrooms	Bathrooms	ELEVATION B	2530	\$1,219,900	1,16,17,18,19
			2530	\$1,239,900	

Still Waters

 4	 3.5	ELEVATION A	SQFT	PRICE	LOTS
Bedrooms	Bathrooms	ELEVATION B	2700	\$1,299,900	1,11,13,16,17
			2700	\$1,324,900	18,19

Serenity

SOLD OUT

 4	 3.5	ELEVATION A	SQFT	PRICE	LOTS
Bedrooms	Bathrooms	ELEVATION B	2790	\$1,349,900	11,13
			2790	\$1,379,900	

Grace

SOLD OUT

 4	 3.5	ELEVATION A	SQFT	PRICE	LOTS
Bedrooms	Bathrooms	ELEVATION B	2900	\$1,399,900	11,13
			2900	\$1,429,900	

RIVERSTONE

1958 A - 2068 B SQ FT

 3/4
Bedrooms

 2.5
Bathrooms



ELEVATION B
2068 SQ FT



W/H
WESTHAVEN
BY RITZ HOMES

ELEVATION A
1958 SQ FT

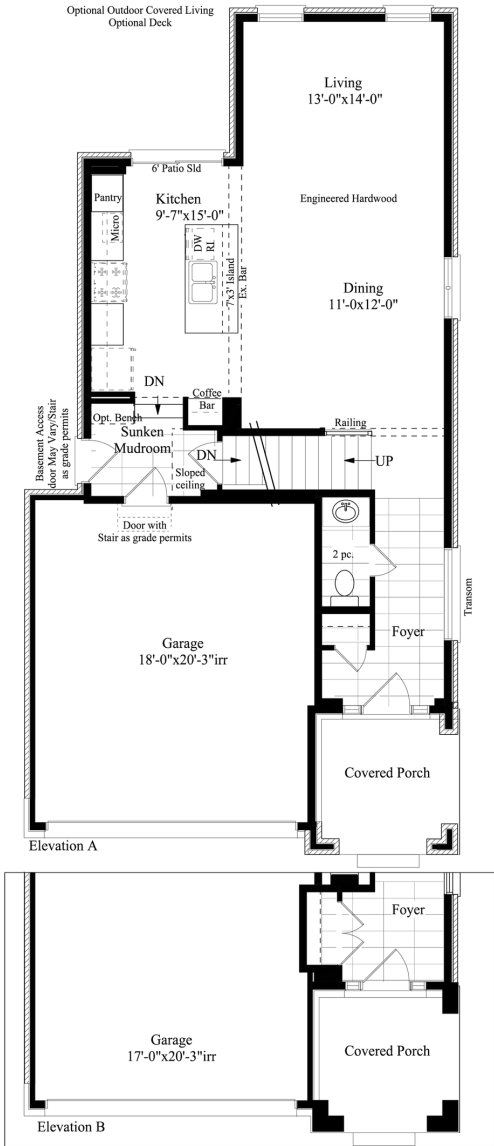


corcoran
HORIZON REALTY

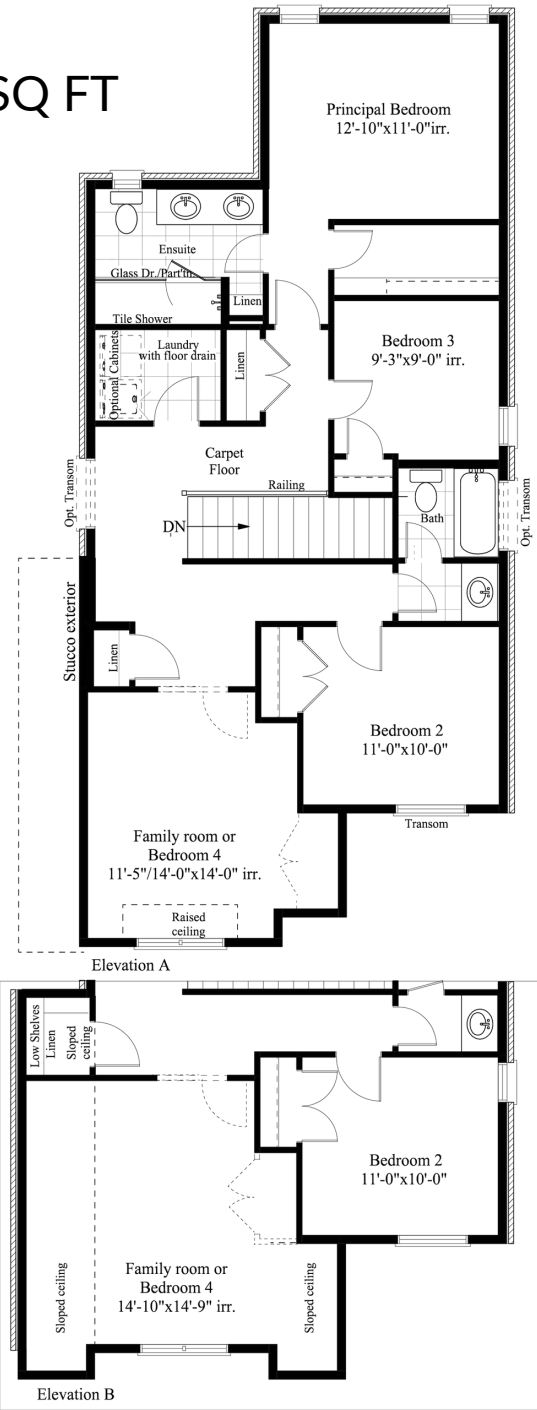
REGO
TEAM

Dimensions, specifications, plans, grading and elevations are subject to change to suit site requirements without notice. Renderings and floor plans may be subject to change depending on city bylaws and zoning. Square footage may vary from plan and includes open to above areas. All measurements are approximate and may vary during construction. Renderings and floor plans are artists and designer concepts and may change as per offer, material availability, Ontario Building Code or city requirements. Materials and colour selections are subject to change based on product availability at the sole discretion of the builder. Heating ducts and plumbing and may require bulkheads throughout the house. Exterior railing will only be installed if required by final grade. Driveway and house orientation may differ from drawings to suit site requirements. Basements are not separate dwellings. Some features shown may be optional and available at an additional cost. E & O.E 2024 Ritz Homes. All Rights Reserved. 14, September 2024

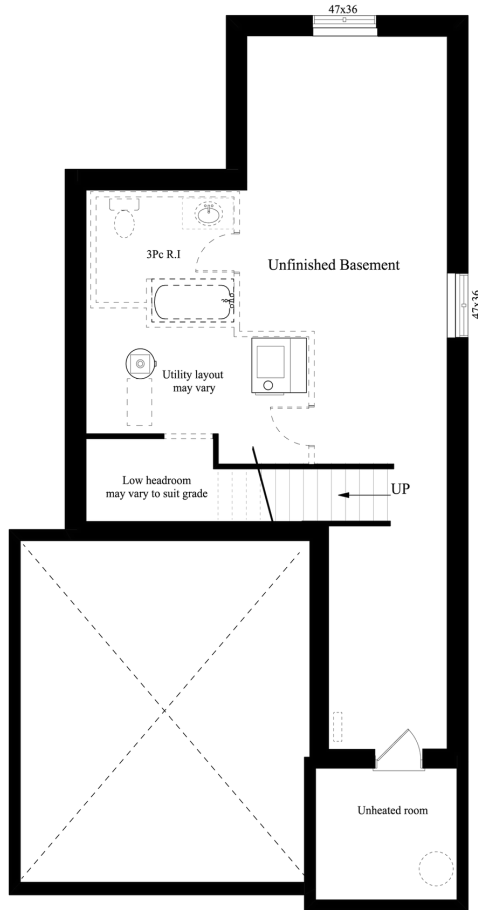
RIVERSTONE 1958 A - 2068 B SQ FT



MAIN FLOOR



SECOND FLOOR



BASEMENT

Dimensions, specifications, plans, grading and elevations are subject to change to suit site requirements without notice. Renderings and floor plans may be subject to change depending on city bylaws and zoning. Square footage may vary from plan and includes open to above areas. All measurements are approximate and may vary during construction. Renderings and floor plans are artist and designer concepts and may change as per, material availability, Ontario Building Code or city requirements. Materials and colour selections are subject to change based on product availability at the sole discretion of the builder. Heating ducts and plumbing and may require bulkheads throughout the house. Exterior railing will only be installed if required by your fire grade. Driveway and house orientation may differ from drawings to suit site.

MEADOW

 4
Bedrooms

 2.5
Bathrooms

2120 SQ FT



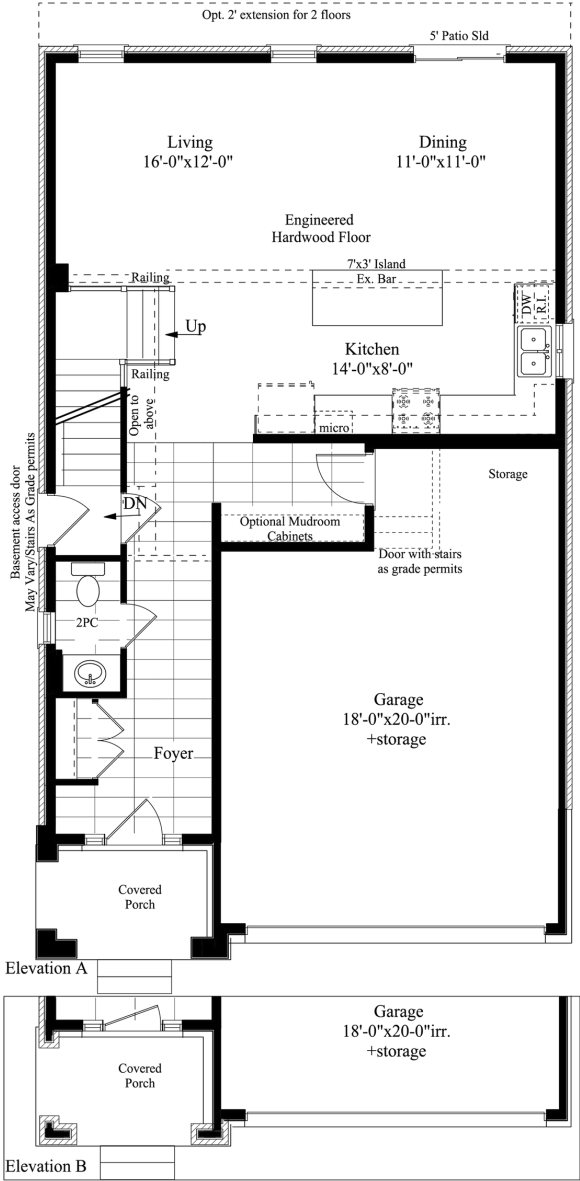
ELEVATION B
2120 SQ FT



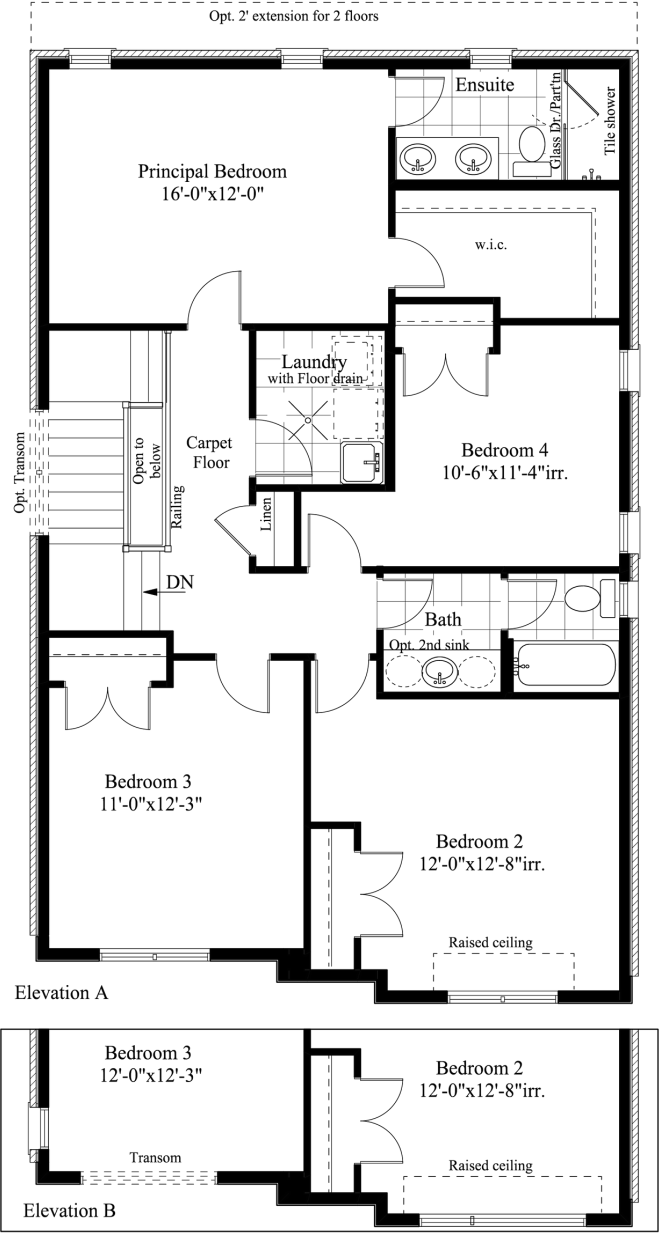
ELEVATION A
2120 SQ FT

MEADOW

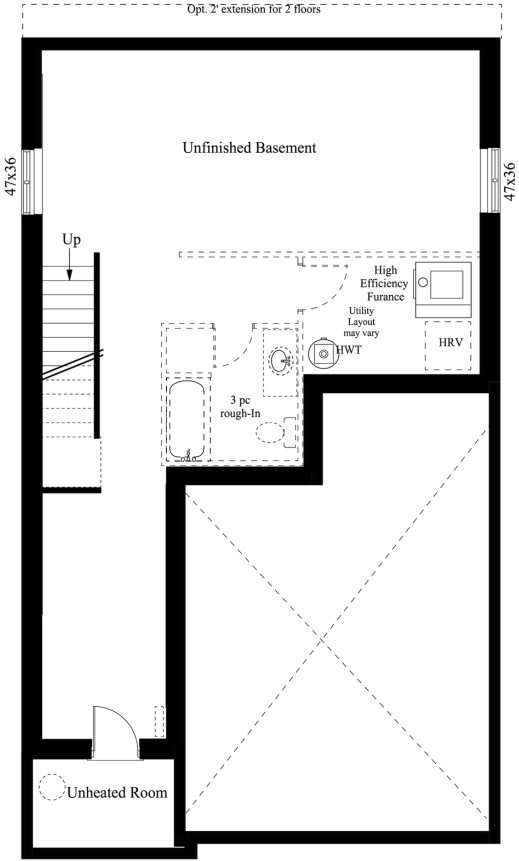
2120 SQ FT
2235 SQ FT W/ 2' EXTENSION



MAIN FLOOR



SECOND FLOOR



BASEMENT

Dimensions, specifications, plans, grading and elevations are subject to change to suit site requirements without notice. Renderings and floor plans may be subject to change depending on city bylaws and zoning. Square footage may vary from plan and includes open to above areas. All measurements are approximate and may vary during construction. Renderings and floor plans are artists and designer concepts and may change as per offer, material availability, Ontario Building Code or city requirements. Materials and colour selections are subject to change based on product availability at the sole discretion of the builder. Heating ducts and plumbing and may require bulkheads throughout the house. Exterior railing will only be installed if required by final grade. Driveway and house orientation may differ from drawings to suit site requirements. Basements are not separate dwellings. Some features shown may be optional and available at an additional cost. E & O.E 2024 Ritz Homes. All Rights Reserved. 14, September 2024

HAVEN

 4
Bedrooms

 2.5
Bathrooms

2320A - 2300 B SQ FT



ELEVATION B
2300 SQ FT



ELEVATION A
2320 SQ FT

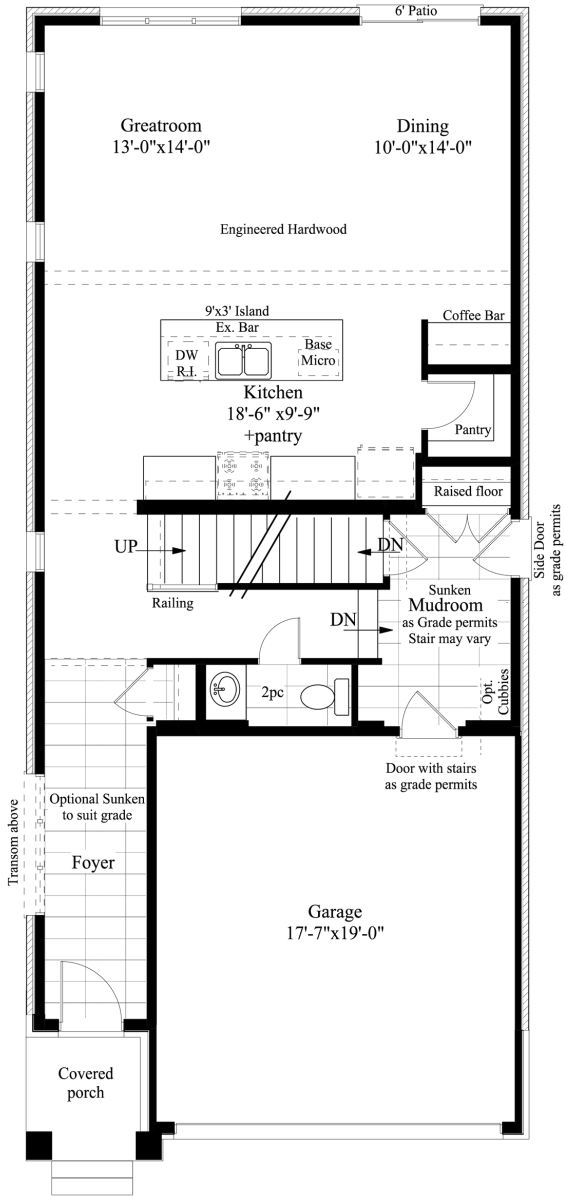
HAVEN

2320 A - 2300 B SQ FT

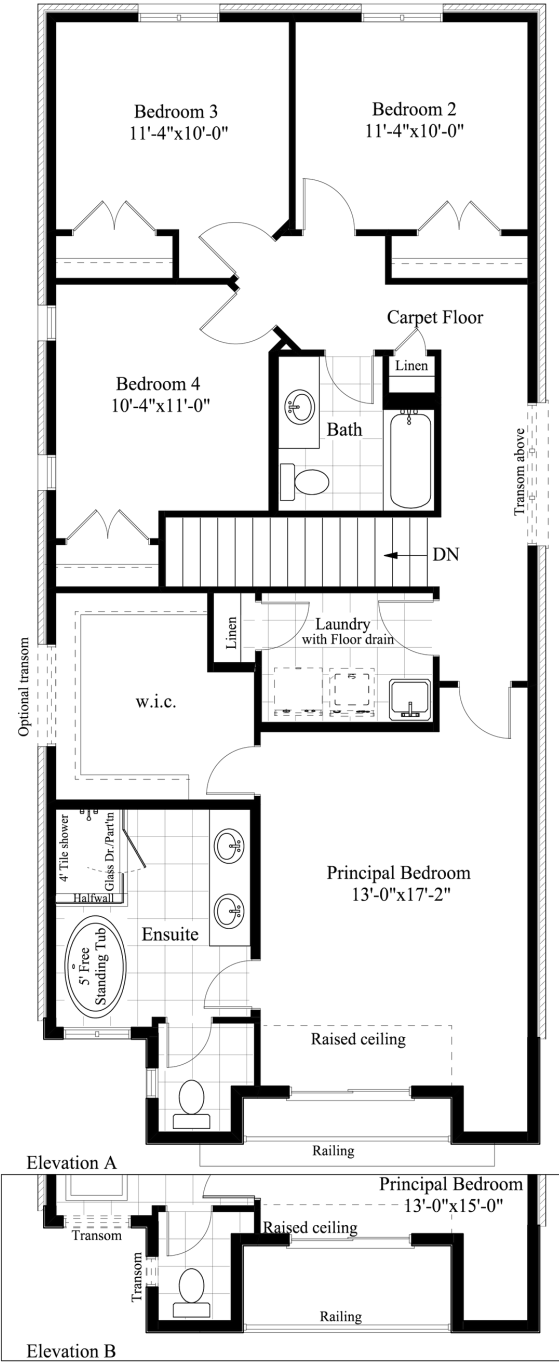
W/H

WESTHAVEN

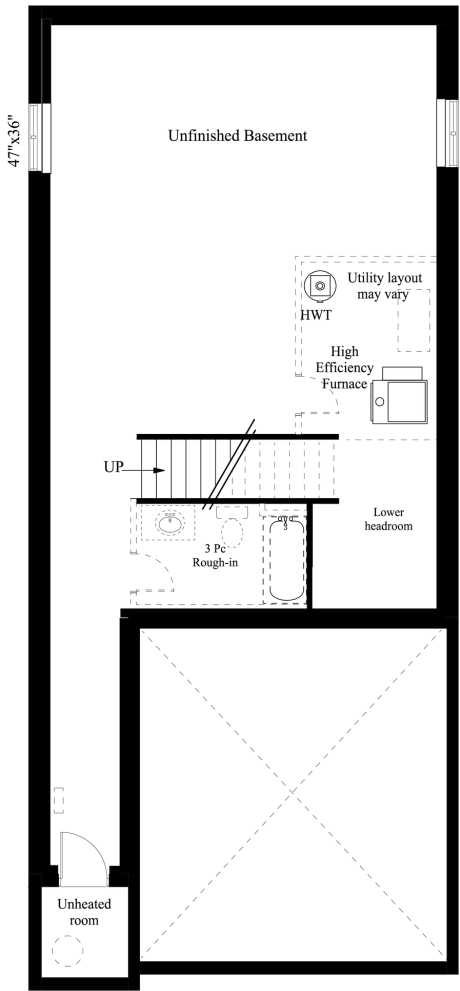
BY RITZ HOMES



MAIN FLOOR



SECOND FLOOR



BASEMENT

Dimensions, specifications, plans, grading and elevations are subject to change to suit site requirements without notice. Renderings and floor plans may be subject to change depending on city bylaws and zoning. Square footage may vary from plan and includes open to above areas. All measurements are approximate and may vary during construction. Renderings and floor plans are artists and designer concepts and may change as per offer, material availability, Ontario Building Code or city requirements. Materials and colour selections are subject to change based on product availability at the sole discretion of the builder. Heating ducts and plumbing and may require bulkheads throughout the house. Exterior railing will only be installed if required by final grade. Driveway and house orientation may differ from drawings to suit site requirements. Basements are not separate dwellings. Some features shown may be optional and available at an additional cost. E & O.E 2024 Ritz Homes. All Rights Reserved. 14, September 2024

HARMONY



4 - 5

Bedrooms/Office



4

Bathrooms

2385 SQ FT



ELEVATION A
2385 SQ FT

W/H

WESTHAVEN
BY RITZ HOMES



ELEVATION B
2385 SQ FT

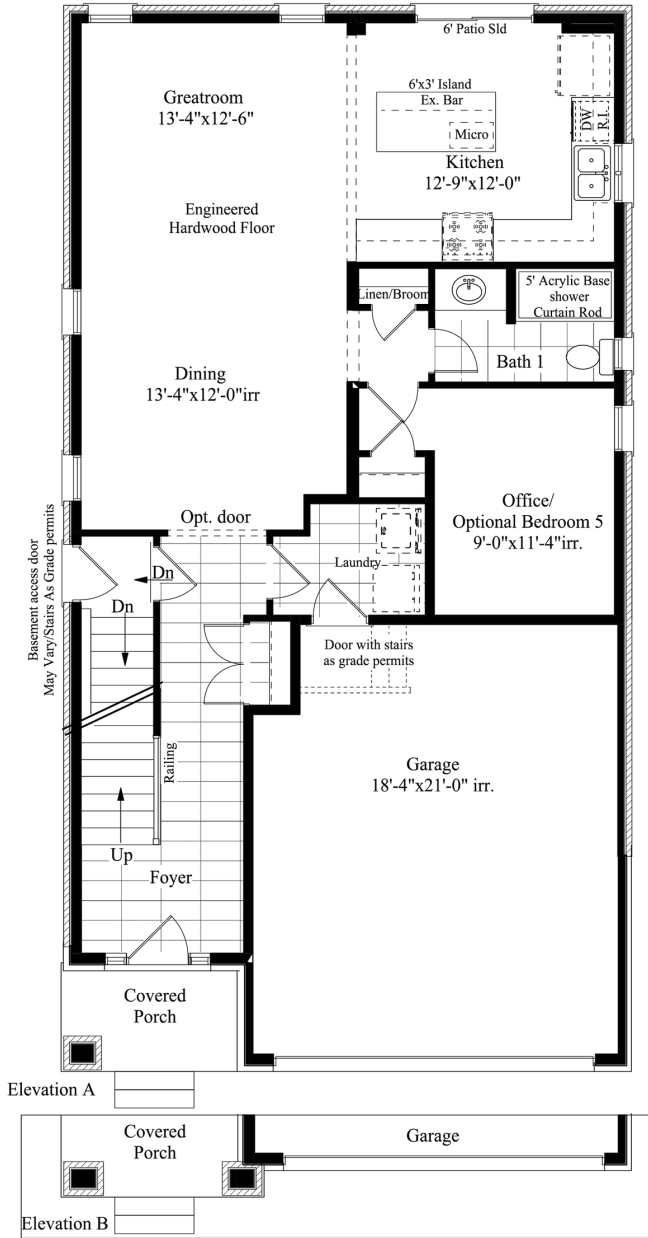


corcoran
HORIZON REALTY

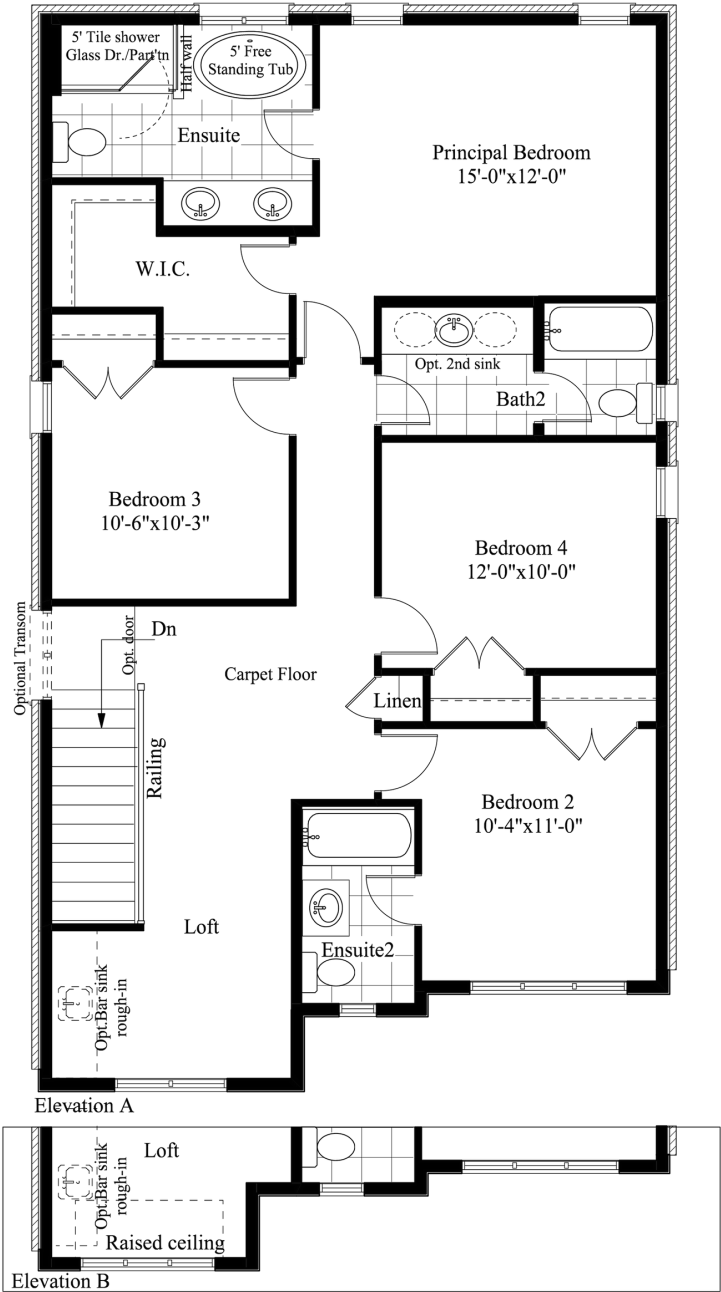
REGO
TEAM

Dimensions, specifications, plans, grading and elevations are subject to change to suit site requirements without notice. Renderings and floor plans may be subject to change depending on city bylaws and zoning. Square footage may vary from plan and includes open to above areas. All measurements are approximate and may vary during construction. Renderings and floor plans are artists and designer concepts and may change as per offer, material availability, Ontario Building Code or city requirements. Materials and colour selections are subject to change based on product availability at the sole discretion of the builder. Heating ducts and plumbing may require bulkheads throughout the house. Exterior railing will only be installed if required by final grade. Driveway and house orientation may differ from drawings to suit site requirements. Basements are not separate dwellings. Some features shown may be optional and available at an additional cost. E & O.E 2024 Ritz Homes. All Rights Reserved. 14, September 2024

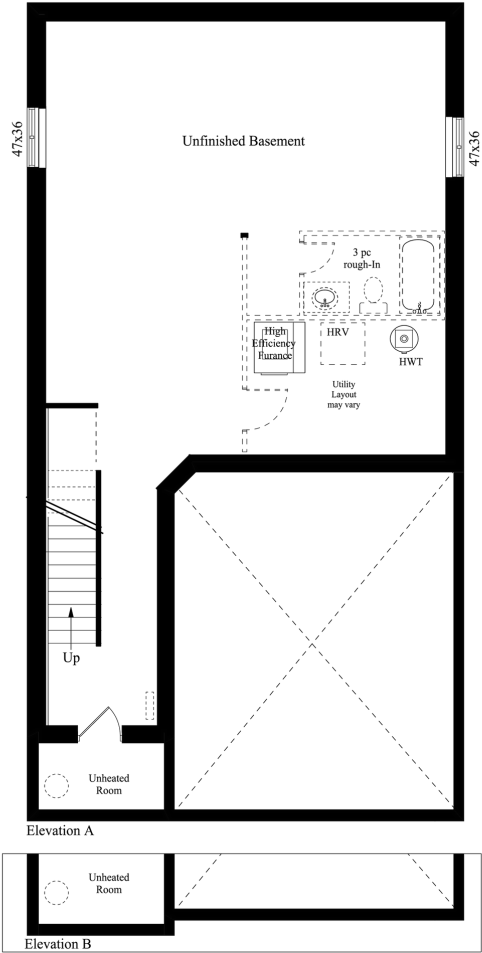
HARMONY 2320 SQ FT



MAIN FLOOR



SECOND FLOOR



BASEMENT

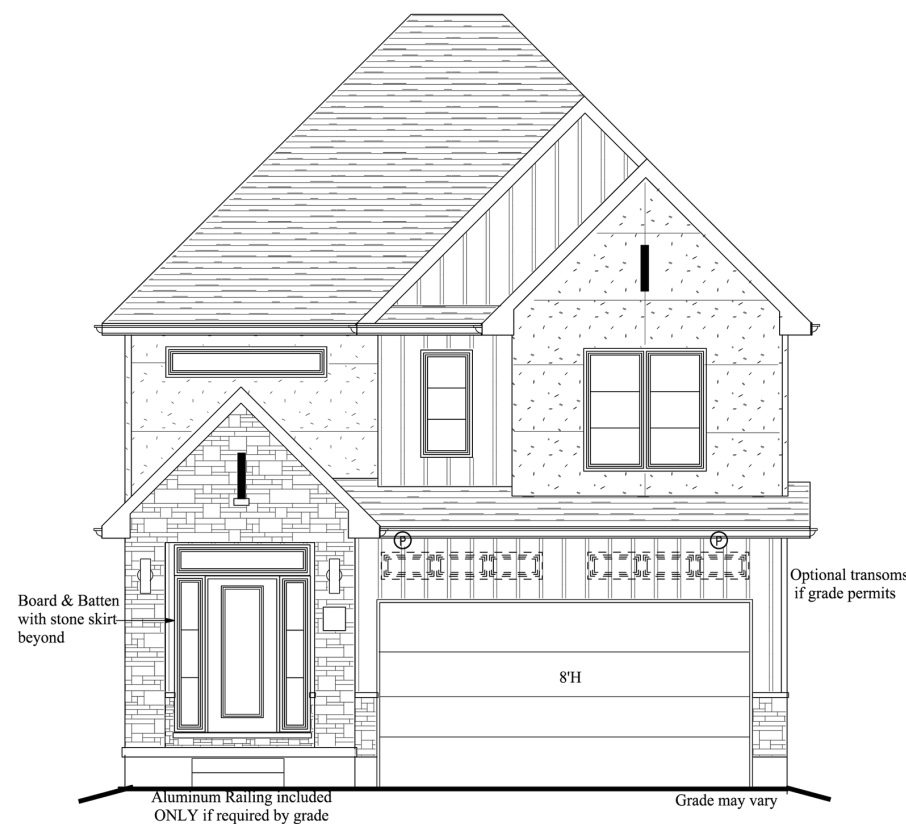
Dimensions, specifications, plans, grading and elevations are subject to change to suit site requirements without notice. Renderings and floor plans may be subject to change depending on city bylaws and zoning. Square footage may vary from plan and includes open to above areas. All measurements are approximate and may vary during construction. Renderings and floor plans are artists and designer concepts and may change as per offer, material availability, Ontario Building Code or city requirements. Materials and colour selections are subject to change based on product availability at the sole discretion of the builder. Heating ducts and plumbing and may require bulkheads throughout the house. Exterior railing will only be installed if required by final grade. Driveway and house orientation may differ from drawings to suit site requirements. Basements are not separate dwellings. Some features shown may be optional and available at an additional cost. E & O.E 2024 Ritz Homes. All Rights Reserved. 14, September 2024

WILLOW

 4
Bedrooms

 3.5
Bathrooms

2530SQ FT



ELEVATION A
2530 SQ FT



W/H
WESTHAVEN
BY RITZ HOMES

ELEVATION B
2530 SQ FT

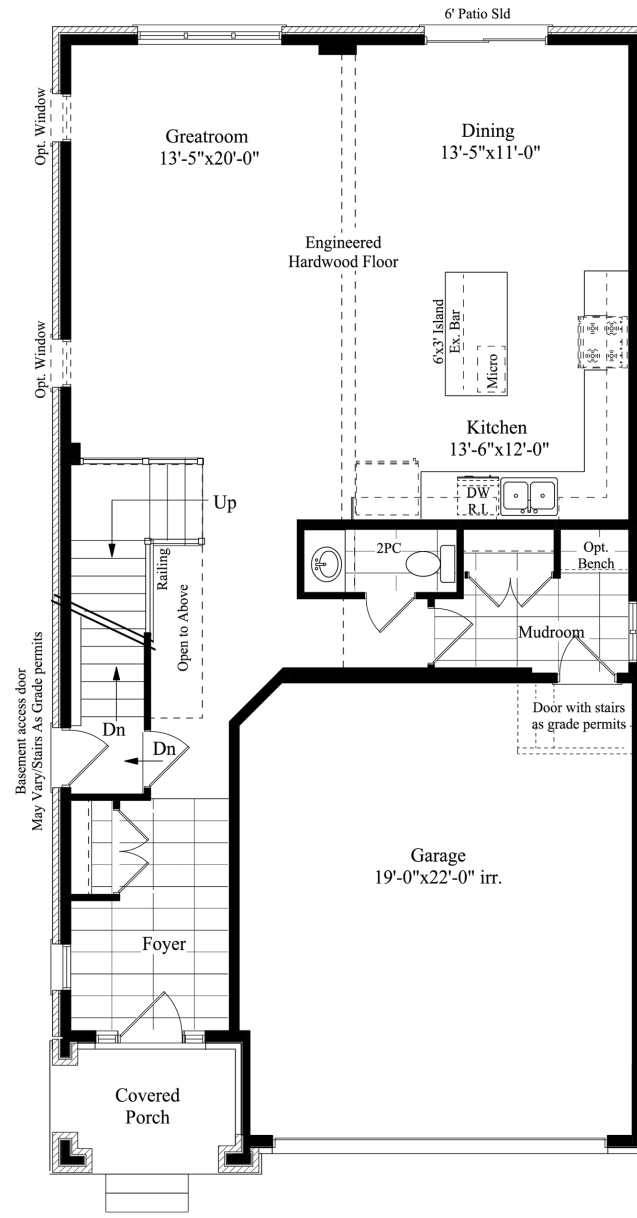


corcoran
HORIZON REALTY

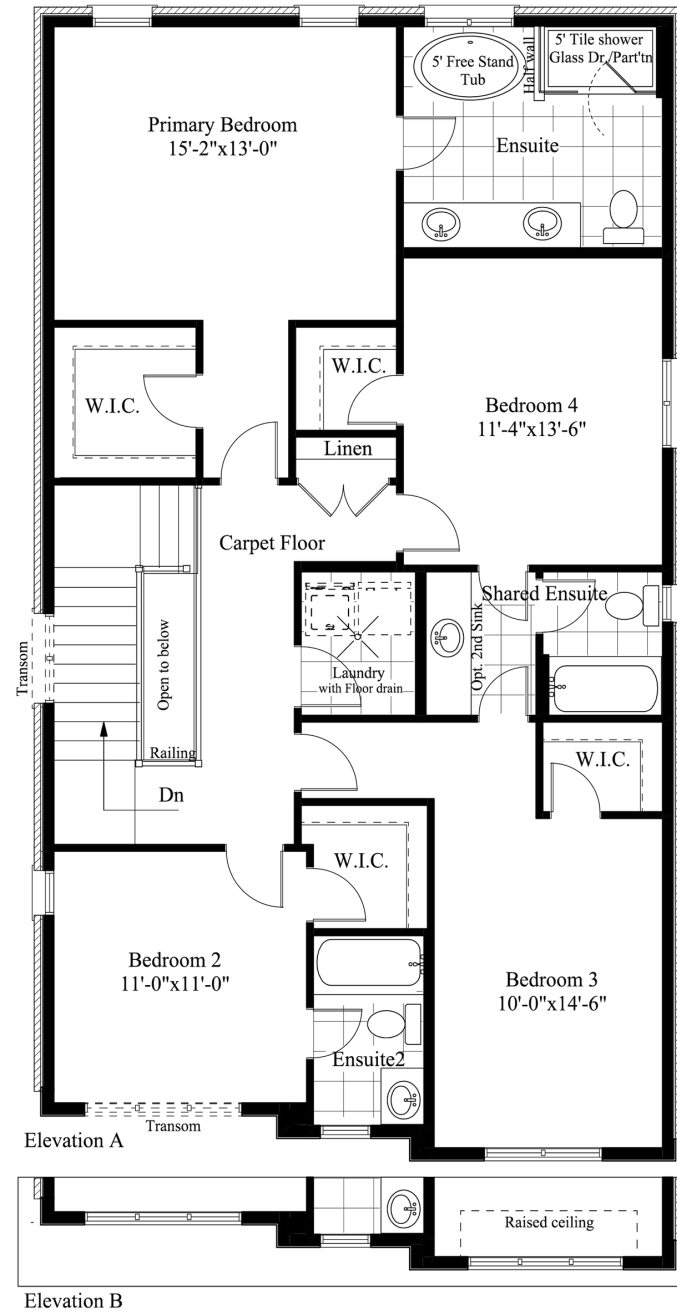
REGO
TEAM

Dimensions, specifications, plans, grading and elevations are subject to change to suit site requirements without notice. Renderings and floor plans may be subject to change depending on city bylaws and zoning. Square footage may vary from plan and includes open to above areas. All measurements are approximate and may vary during construction. Renderings and floor plans are artists and designer concepts and may change as per offer, material availability, Ontario Building Code or city requirements. Materials and colour selections are subject to change based on product availability at the sole discretion of the builder. Heating ducts and plumbing may require bulkheads throughout the house. Exterior railing will only be installed if required by final grade. Driveway and house orientation may differ from drawings to suit site requirements. Basements are not separate dwellings. Some features shown may be optional and available at an additional cost. E & O.E 2024 Ritz Homes. All Rights Reserved. 14, September 2024

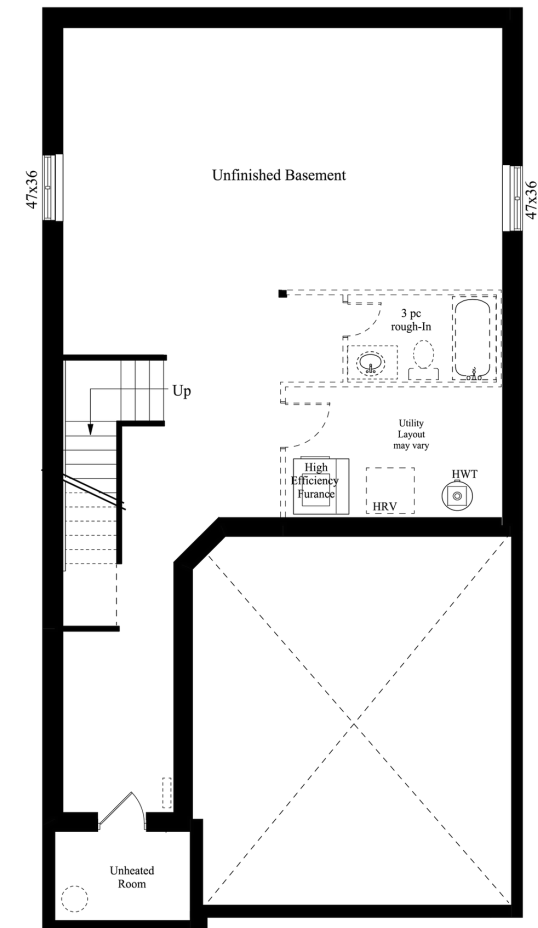
WESTHAVEN
BY RITZ HOMES



MAIN FLOOR



SECOND FLOOR



BASEMENT

Dimensions, specifications, plans, grading and elevations are subject to change to suit site requirements without notice. Renderings and floor plans may be subject to change depending on city bylaws and zoning. Square footage may vary from plan and includes open to above areas. All measurements are approximate and may vary during construction. Renderings and floor plans are artists and designer concepts and may change as per offer, material availability, Ontario Building Code or city requirements. Materials and colour selections are subject to change based on product availability at the sole discretion of the builder. Heating ducts and plumbing and may require bulkheads throughout the house. Exterior railing will only be installed if required by final grade. Driveway and house orientation may differ from drawings to suit site requirements. Basement are not separate dwellings. Some features shown may be optional and available at an additional cost. E & O E 2024 Ritz Homes. All Rights Reserved. 14, September 2024

STILL WATERS



4

Bedrooms



3.5

Bathrooms

2695 A - 2690 B SQ FT



ELEVATION A
2695 SQ FT



WESTHAVEN
BY RITZ HOMES



ELEVATION B
2690 SQ FT

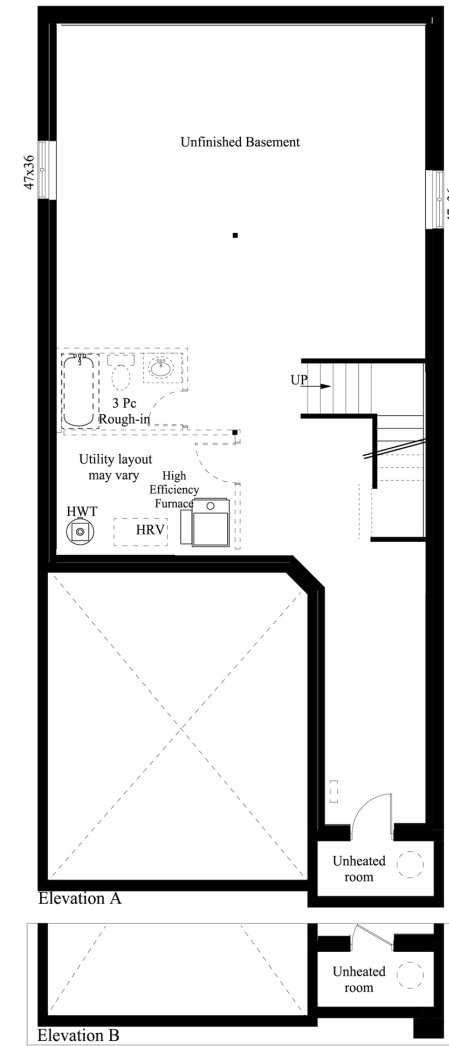
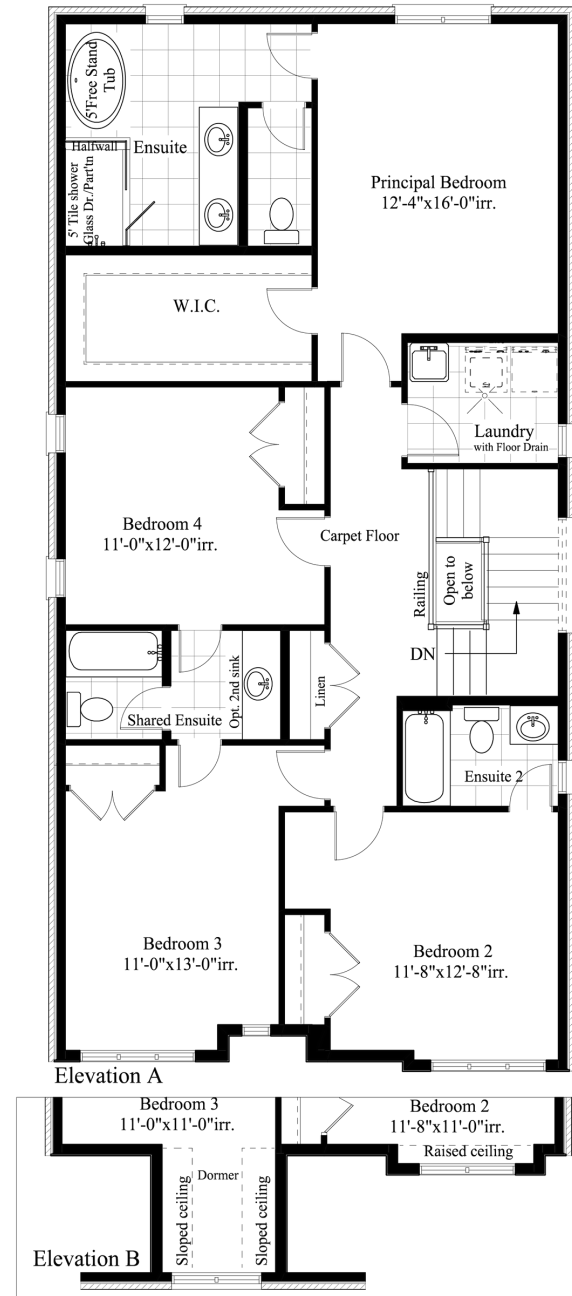
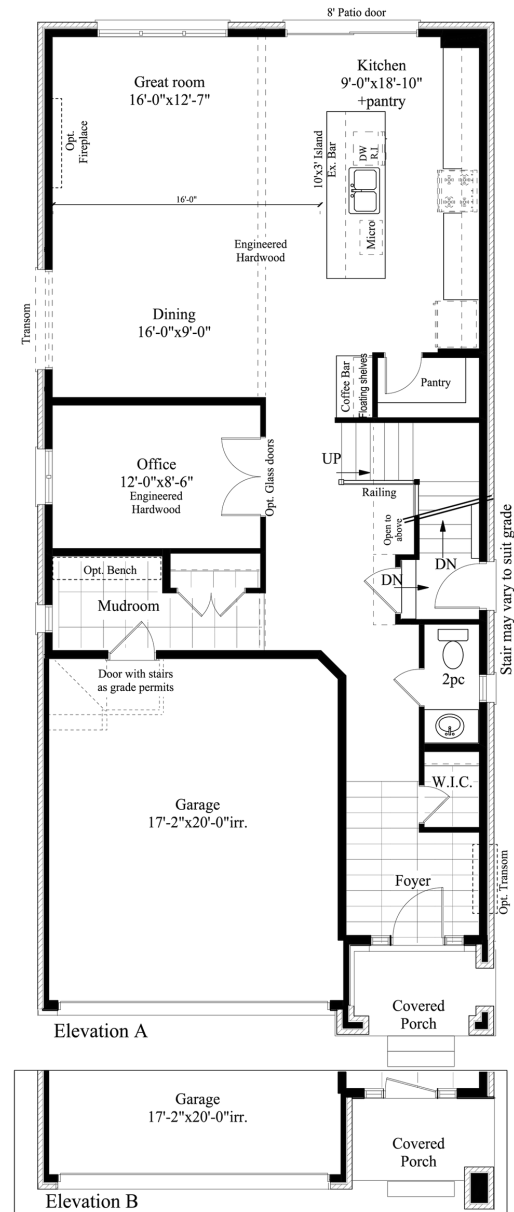


corcoran
HORIZON REALTY

REGO
TEAM

Dimensions, specifications, plans, grading and elevations are subject to change to suit site requirements without notice. Renderings and floor plans may be subject to change depending on city bylaws and zoning. Square footage may vary from plan and includes open to above areas. All measurements are approximate and may vary during construction. Renderings and floor plans are artists and designer concepts and may change as per offer, material availability, Ontario Building Code or city requirements. Materials and colour selections are subject to change based on product availability at the sole discretion of the builder. Heating ducts and plumbing and may require bulkheads throughout the house. Exterior railing will only be installed if required by final grade. Driveway and house orientation may differ from drawings to suit site requirements. Basements are not separate dwellings. Some features shown may be optional and available at an additional cost. E & O.E 2024 Ritz Homes. All Rights Reserved. 14, September 2024

WESTHAVEN
BY RITZ HOMES



Dimensions, specifications, plans, grading and elevations are subject to change to suit site requirements without notice. Renderings and floor plans may be subject to change depending on city bylaws and zoning. Square footage may vary from plan and includes open to above areas. All measurements are approximate and may vary during construction. Renderings and floor plans are artists and designer concepts and may change as per offer, material availability, Ontario Building Code or city requirements. Materials and colour selections are subject to change based on product availability at the sole discretion of the builder. Heating ducts and plumbing and may require bulkheads throughout the house. Exterior railing will only be installed if required by final grade. Driveway and house orientation may differ from drawings to suit site requirements. Basement are not separate dwellings. Some features shown may be optional and available at an additional cost. E.O.E 2024 Ritz Homes. All Rights Reserved. 14, September 2024



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

@ritzhomesca



4-379 Queen St. South
Kitchener, Ontario
N2G 1W6
T: 519-743-8140
service@ritzhomes.ca