

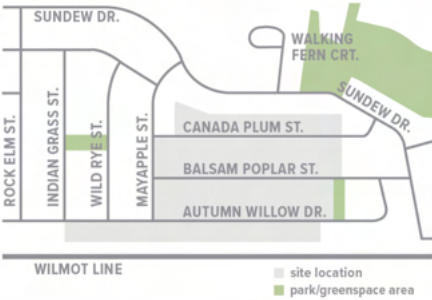
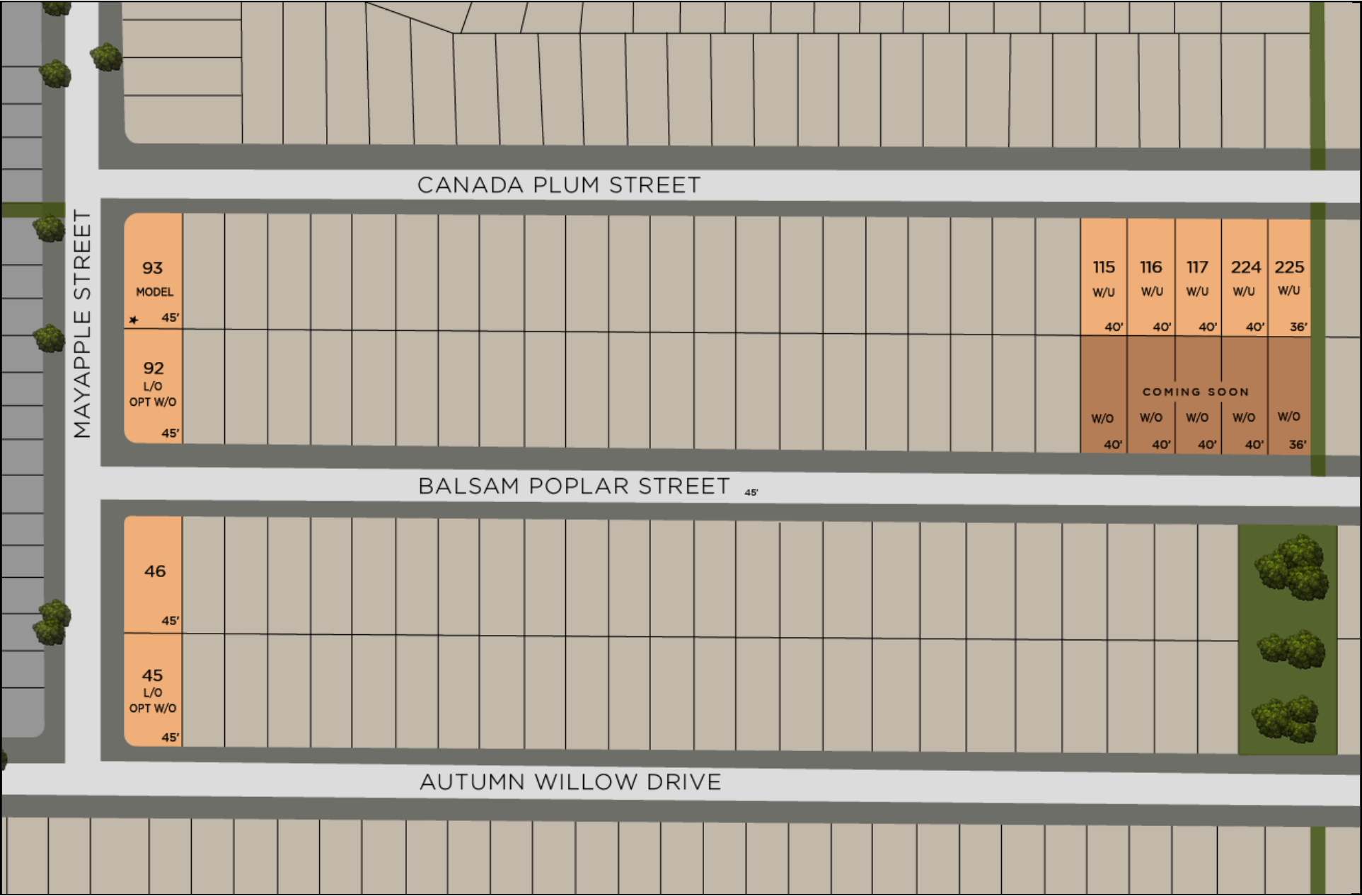


VISTA
HILLS



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

*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

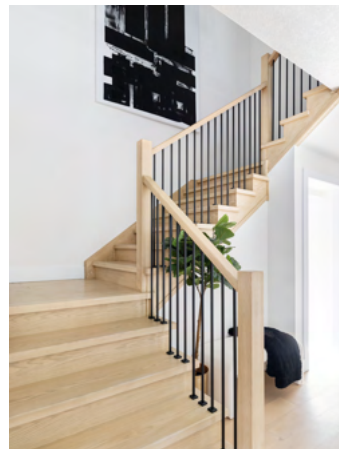
At Ritz, we want to build homes that feel good to make and stand out in a sea of basic standards. From our stunning exteriors, thoughtfully curated interior selections, and functional floorplans, your Ritz Home will look incredible and feel like home the minute you move in. Our goal is that the building 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

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

40' LOTS

The Creekside

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

The Stonebrook

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

The Fernwood



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

The Pinehill

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

45' LOTS



The Hilltop

 4	 4	ELEVATION A & B	SQFT	PRICE	LOTS
Bedrooms	Bathrooms	W/ 2' EXTENSION	2560	\$1,359,900	45, 92
			2560	\$1,349,900	

The Silvercrest

 5	 4	ELEVATION A	SQFT	PRICE	LOTS
Bedrooms	Bathrooms	ELEVATION B	2764	\$1,399,900	45, 92
			2764	\$1,439,900	

The Evergreen

 4	 3.5 OPT 4.5	ELEVATION A	SQFT	PRICE	LOTS
Bedrooms	Bathrooms	ELEVATION B	2900	\$1,449,900	45, 92
			2900	\$1,464,900	

\$100K PREMIUM FOR ALL 40' PLANS TO BE BUILT ON LOT 46 TO REFLECT LOT
ADJUSTMENT AND EXTERIOR SIDE ENHANCEMENT PACKAGE

NOTE: 40' PLANS WALK-UP (LOTS 115,116,117,224)
45' PLANS CORNER (LOTS 45,92)
ONE CUSTOM 36' PLAN BE RELEASED FOR LOT 50



The Meadowview



4

Bedrooms



3.5

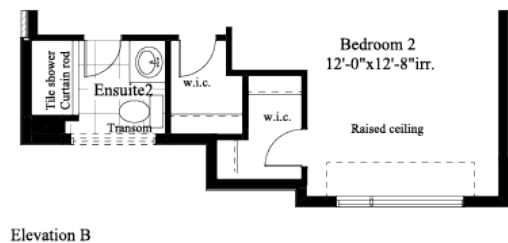
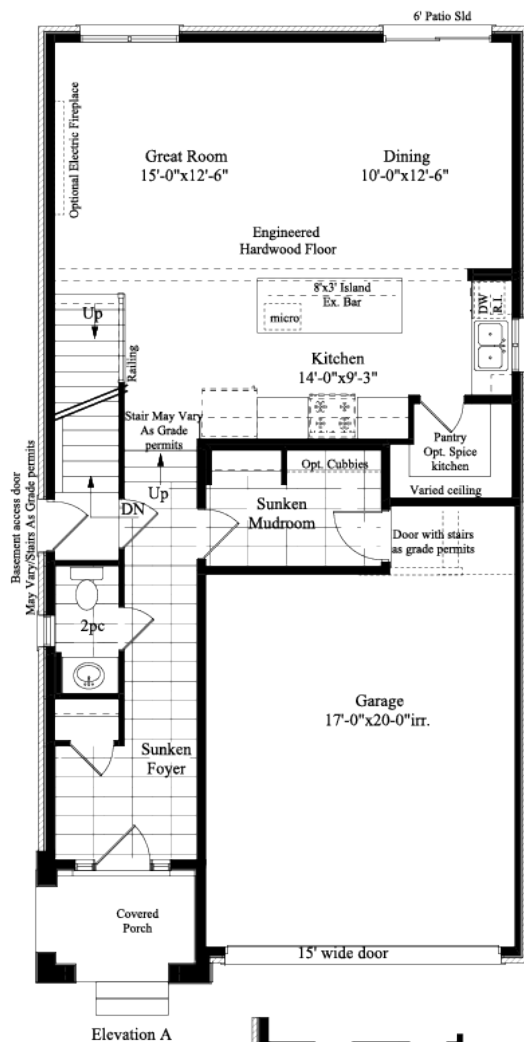
Bathrooms

2245 SQ FT

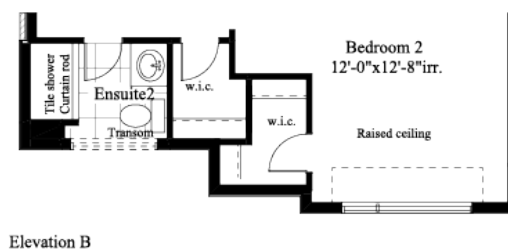
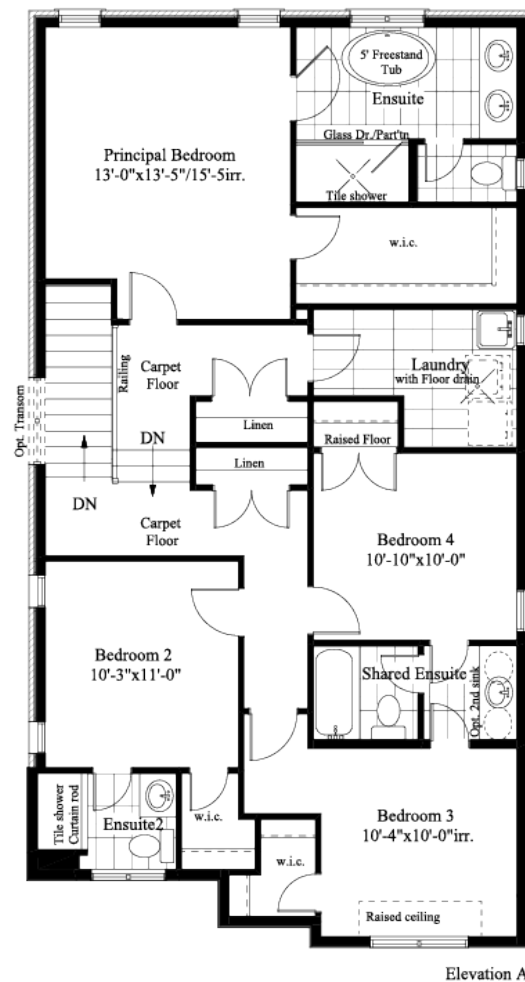


ELEVATION A | 2245 SQ FT

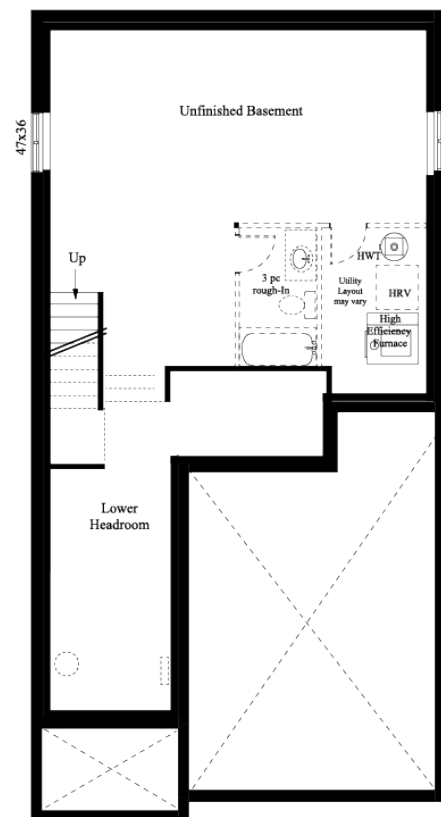
MAIN FLOOR



SECOND FLOOR



BASEMENT



The Meadowview

2245 SQ FT



ELEVATION B | 2365 SQ FT

The Creekside



4

Bedrooms



2.5

OPT 3.5

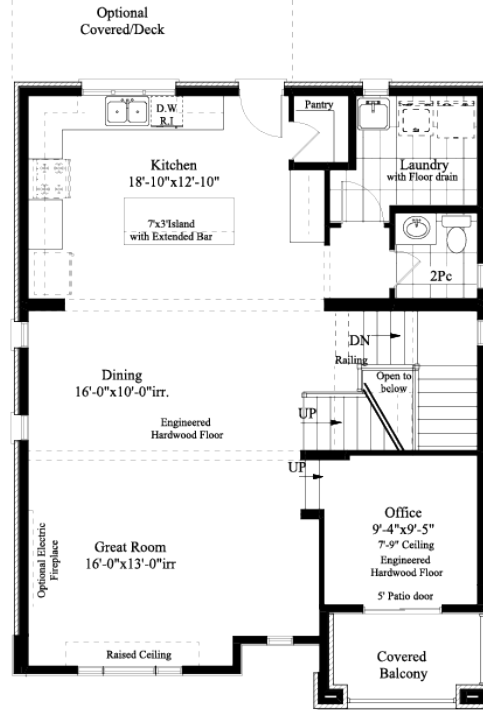
Bathrooms

2352 A - 2365 B SQ FT

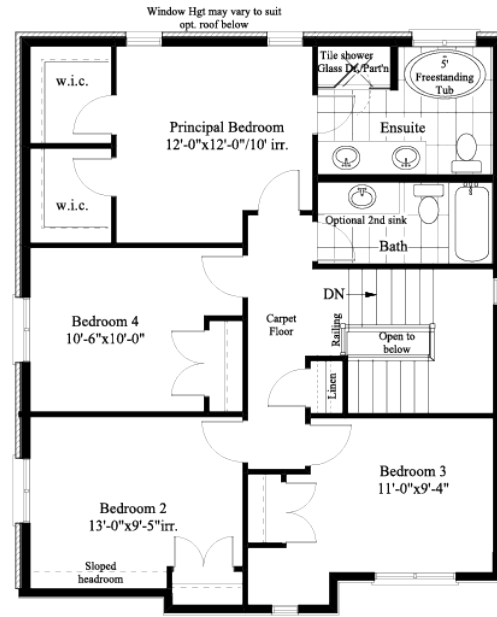


ELEVATION A | 2352 SQ FT

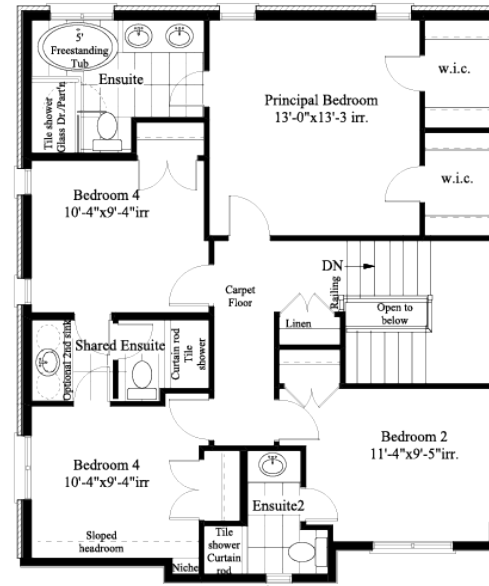
MAIN FLOOR (A)



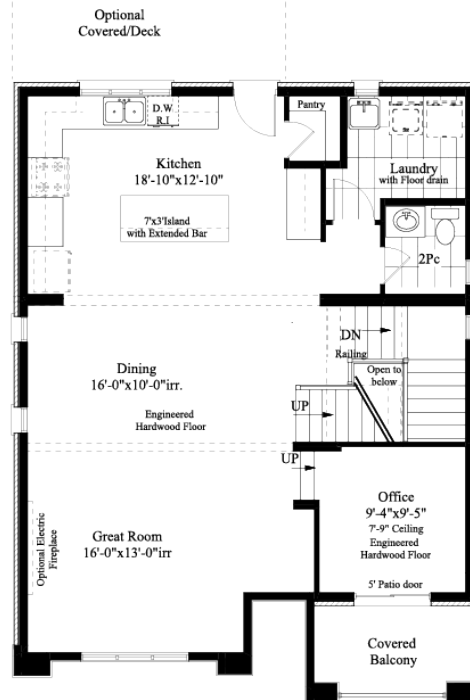
SECOND FLOOR (A)



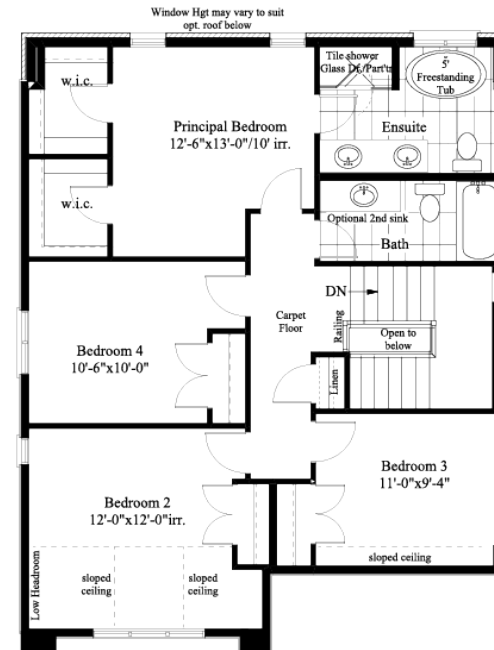
OPT SECOND FLOOR (A)



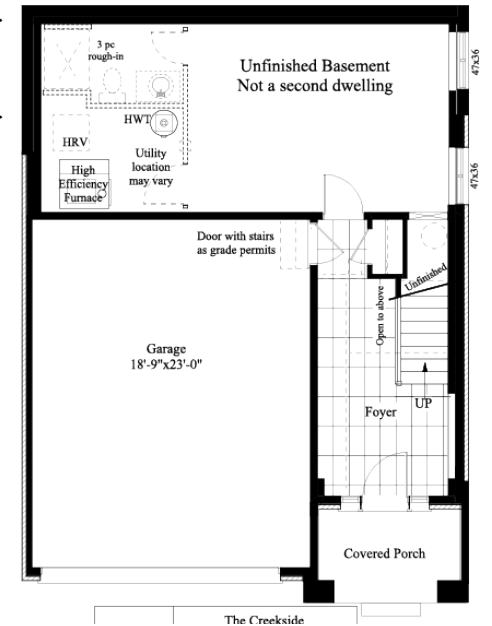
MAIN FLOOR (B)



SECOND FLOOR (B)



BASEMENT/FOYER (A & B)





ELEVATION B | 2510 SQ FT

The Stonebrook



4

Bedrooms



2.5

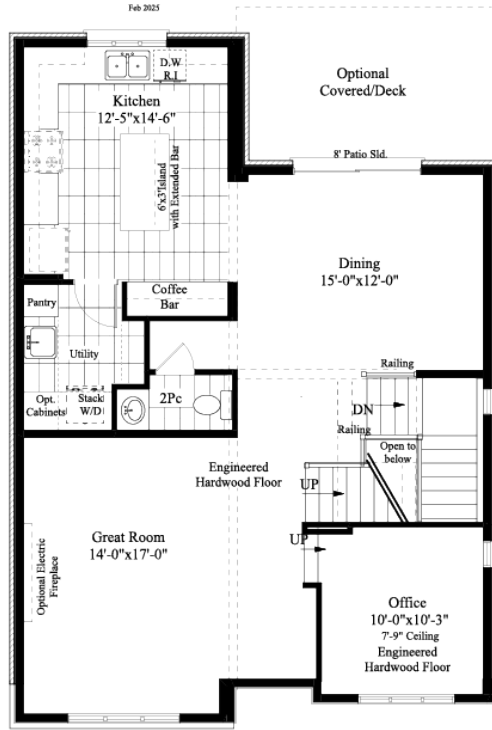
Bathrooms

2484 A - 2510 B SQ FT

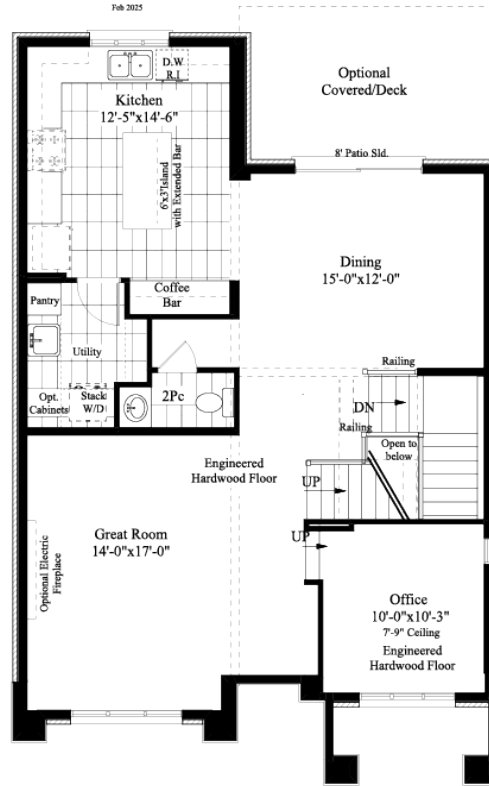


ELEVATION A | 2484 SQ FT

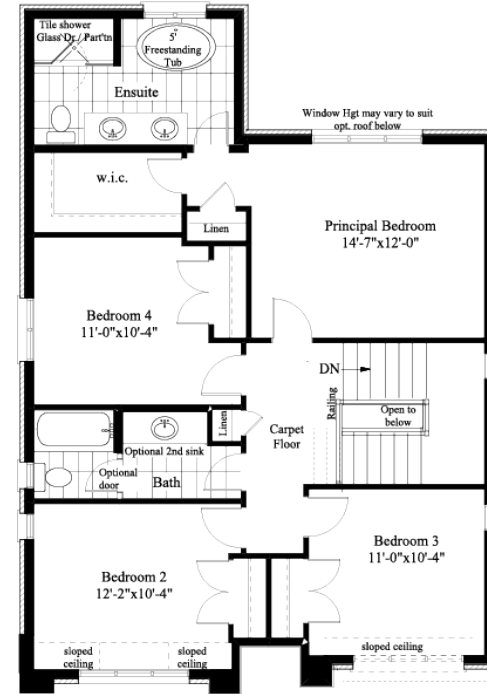
MAIN FLOOR (A)



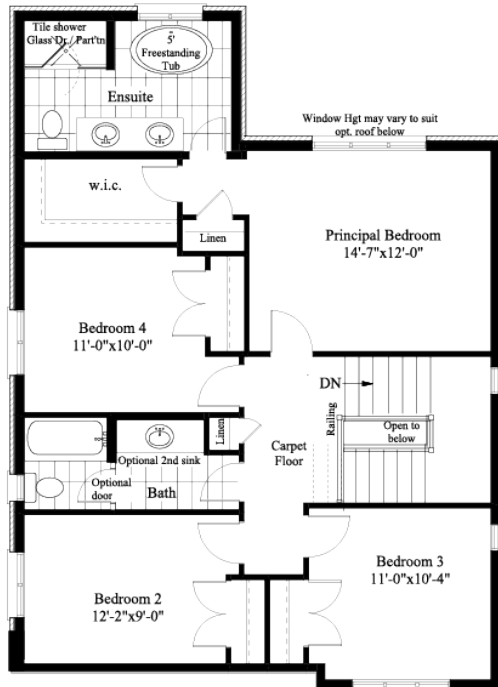
MAIN FLOOR (B)



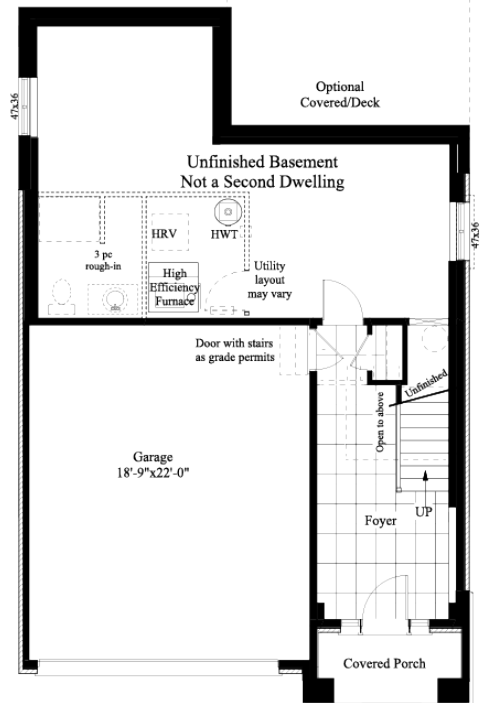
SECOND FLOOR (B)



SECOND FLOOR (A)



BASEMENT



The Stonebrook
2484 A - 2510 B SQ FT



ELEVATION B | 2790 SQ FT

The Fernwood



4

Bedrooms



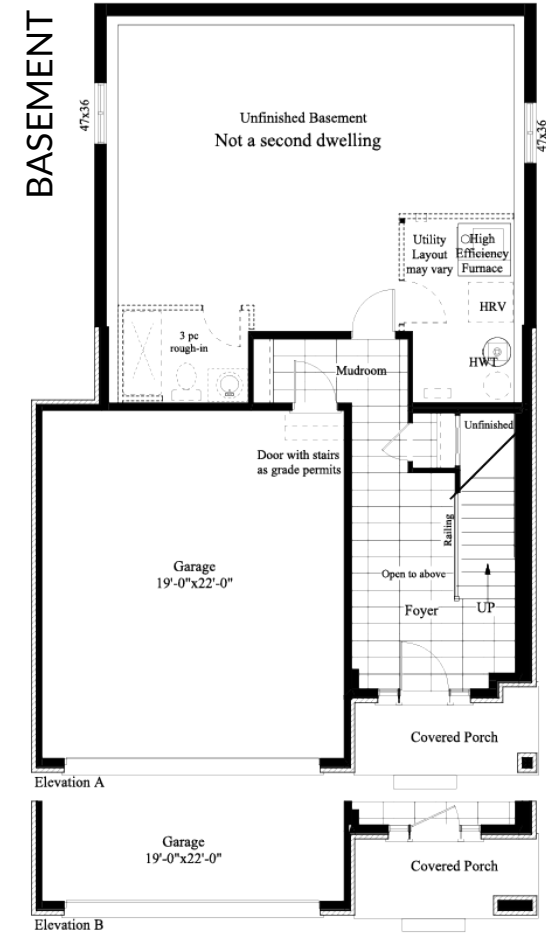
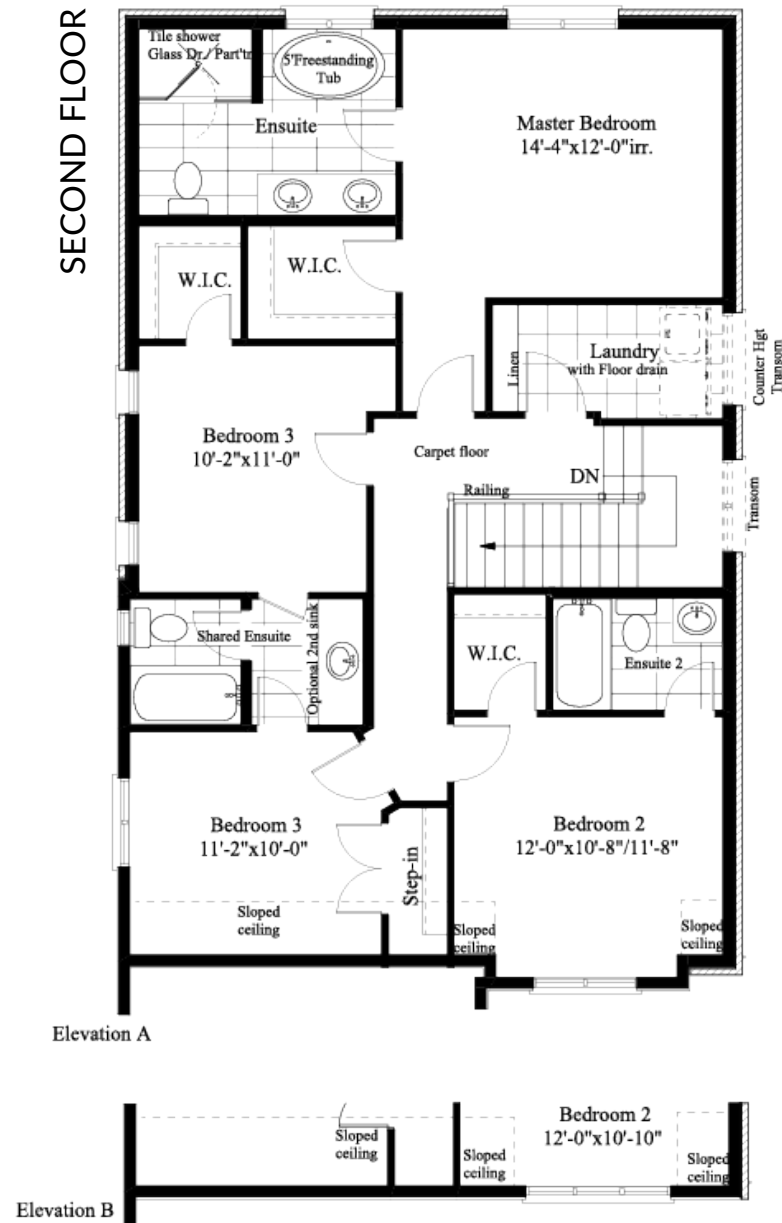
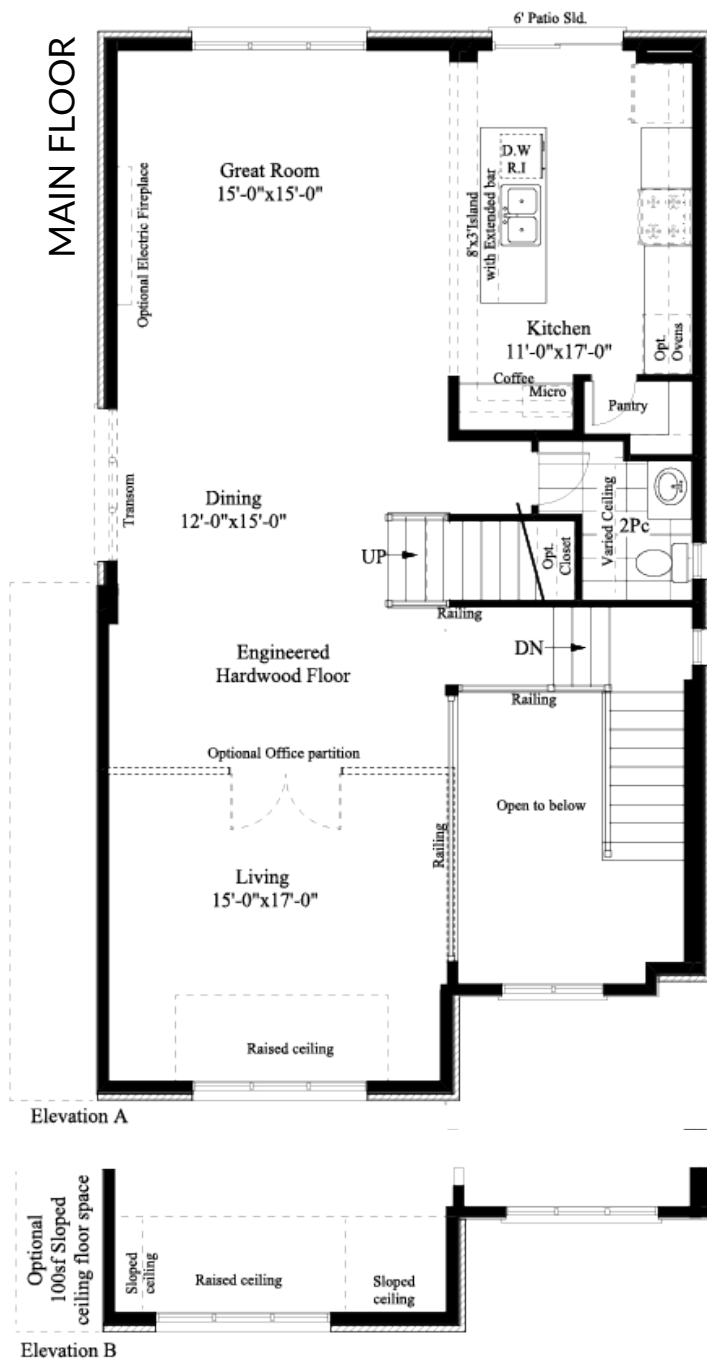
3.5

Bathrooms

2790 SQ FT



ELEVATION A | 2790 SQ FT



The Fernwood

2790 SQ FT



ELEVATION A | 2955 SQ FT

The Pinehill



4

Bedrooms



3.5

Bathrooms

2955 SQ FT




ELEVATION B | 2955 SQ FT



ELEVATION A | 2560 SQ FT

The Hilltop

 4
Bedrooms

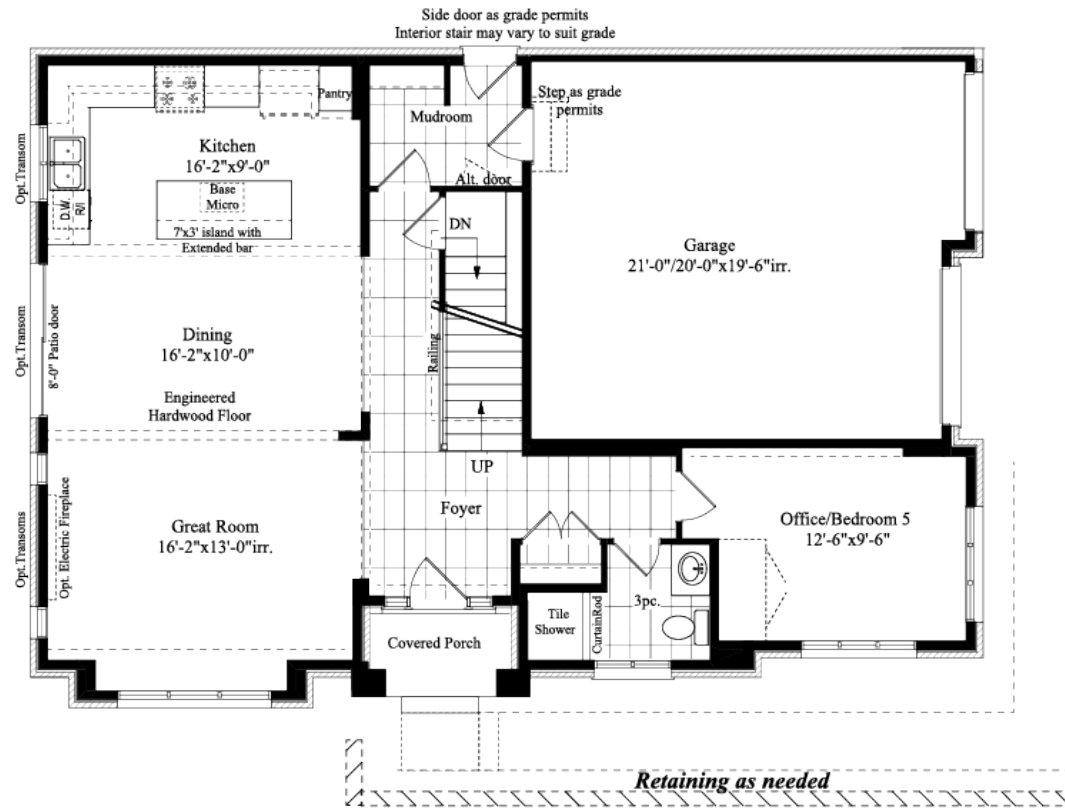
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Bathrooms

2560 SQ FT

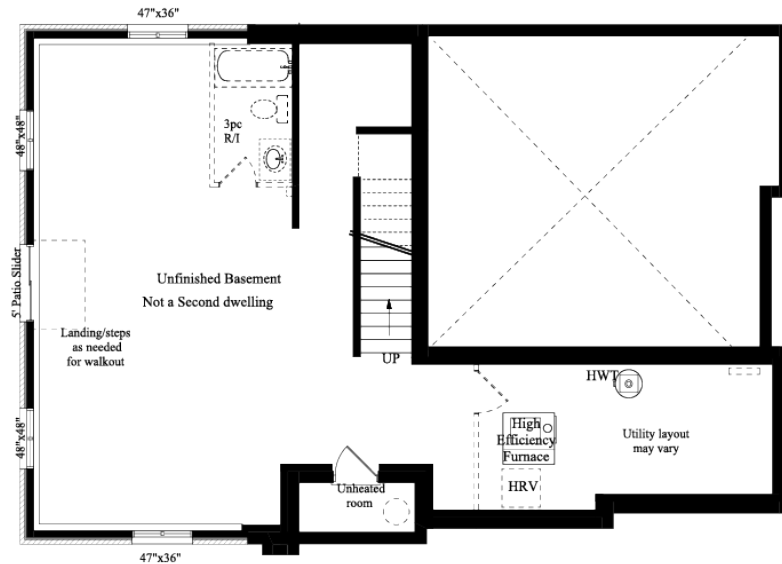


ELEVATION B | 2560 SQ FT

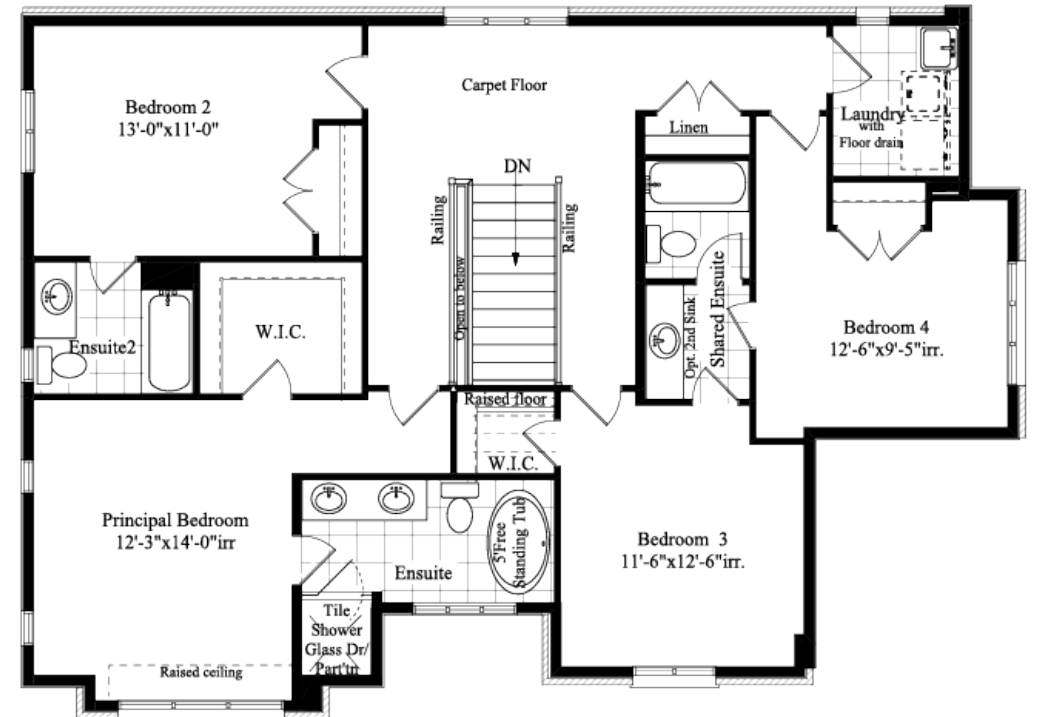
MAIN FLOOR



BASEMENT



SECOND FLOOR



The Hilltop 2560 SQ FT



ELEVATION A | 2764 SQ FT

The Silvercrest

 5
Bedrooms

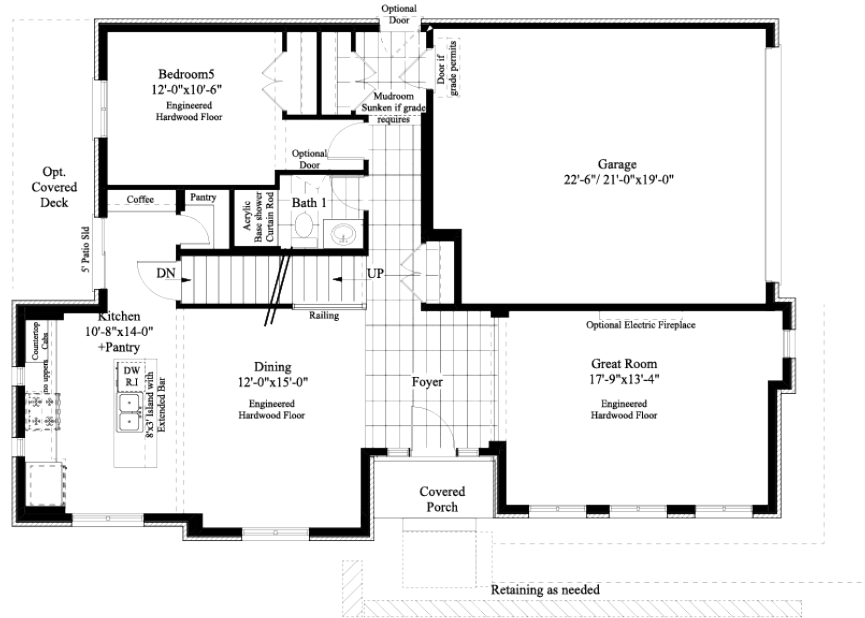
 4
Bathrooms

2764 SQ FT

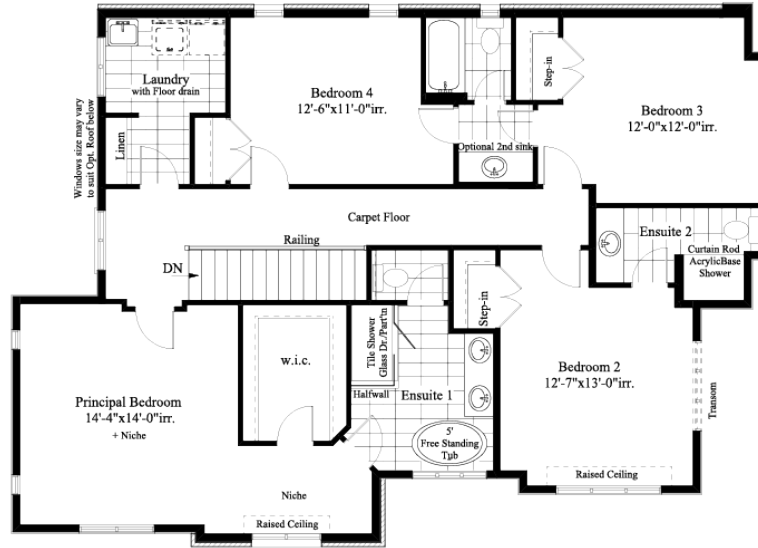


ELEVATION B | 2764 SQ FT

MAIN FLOOR (A)



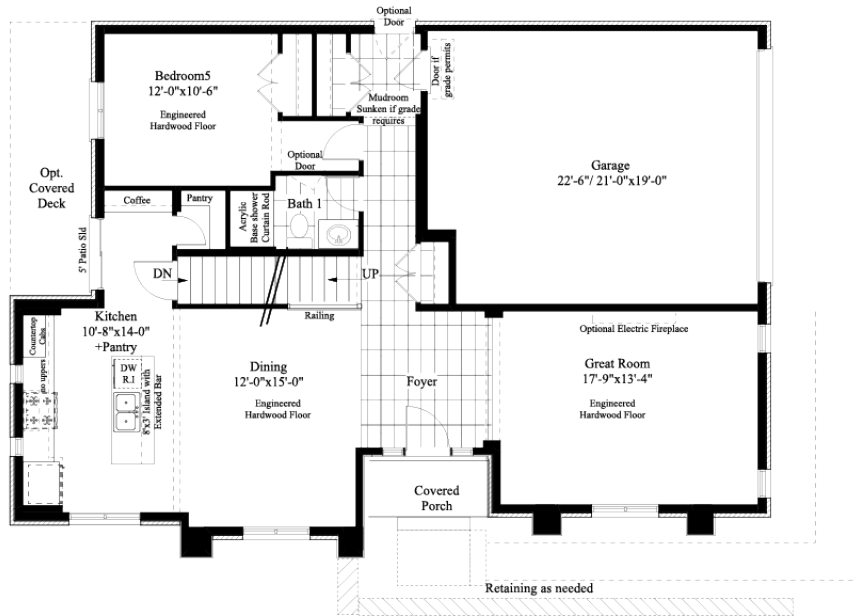
SECOND FLOOR (A)



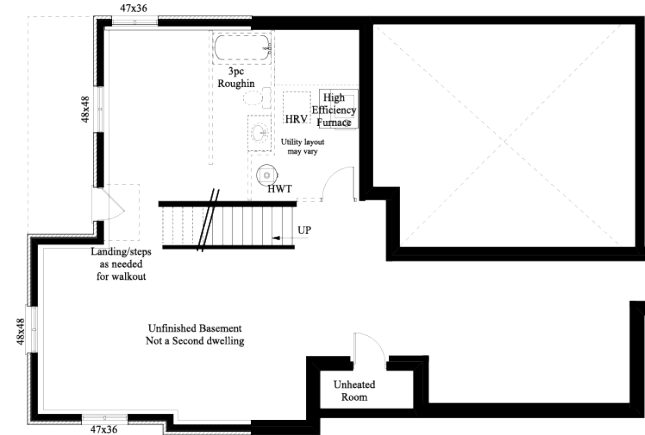
SECOND FLOOR (B)



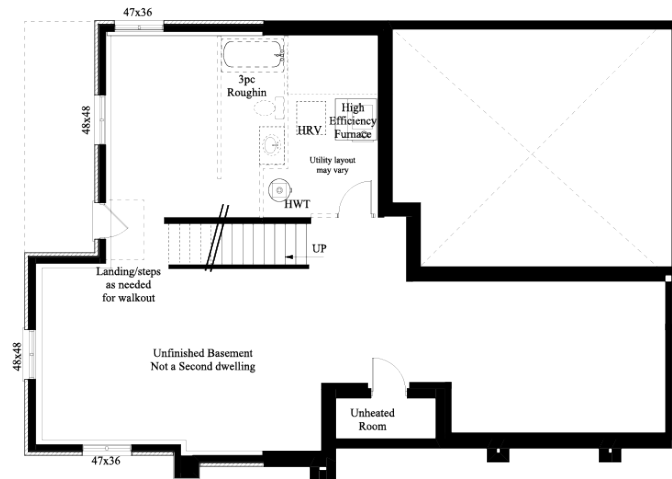
MAIN FLOOR (B)



BASEMENT (A)



BASEMENT (B)






The Silvercrest

2764 SQ FT



ELEVATION B | 2900 SQ FT

The Evergreen

 4
Bedrooms

 3.5
OPT 4.5
Bathrooms

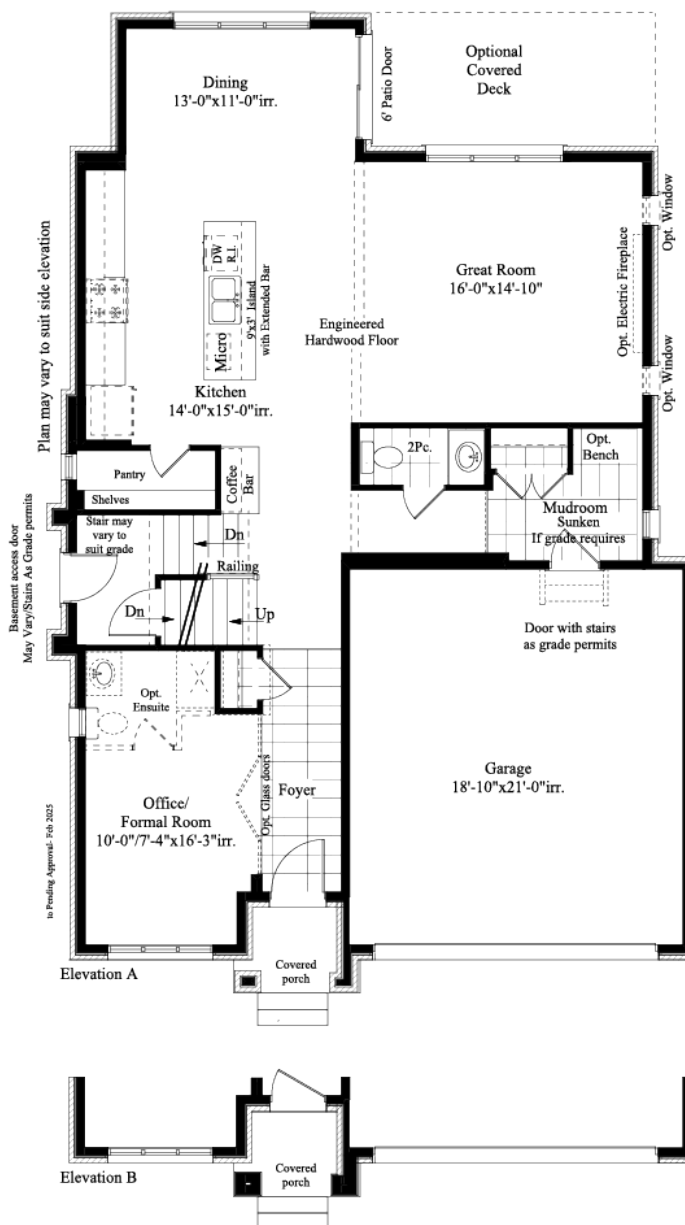
2900 SQ FT



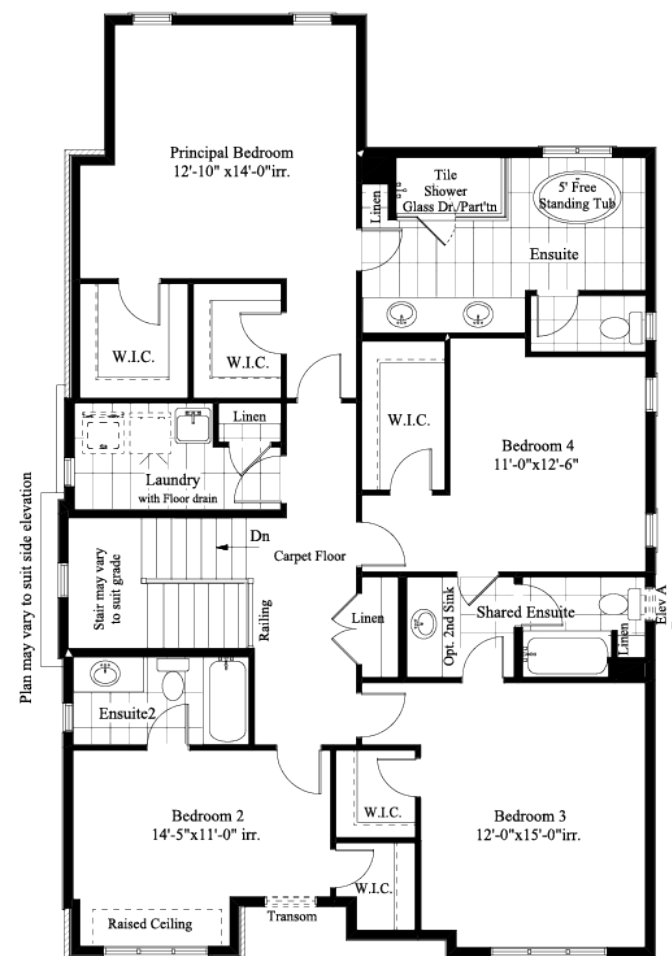
ELEVATION A | 2900 SQ FT



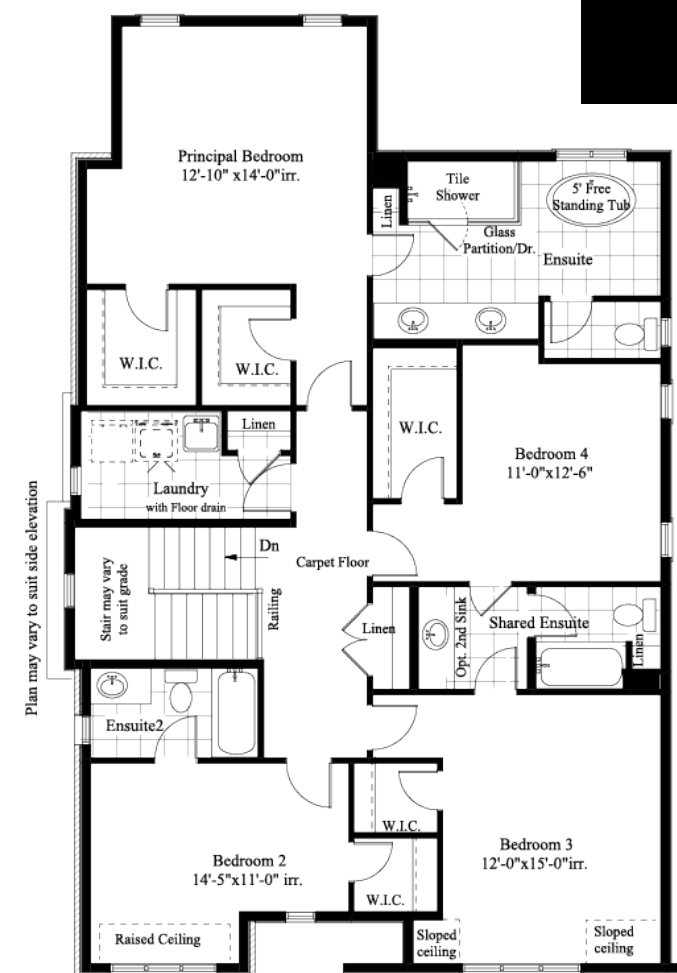
The Evergreen 2900 SQ FT



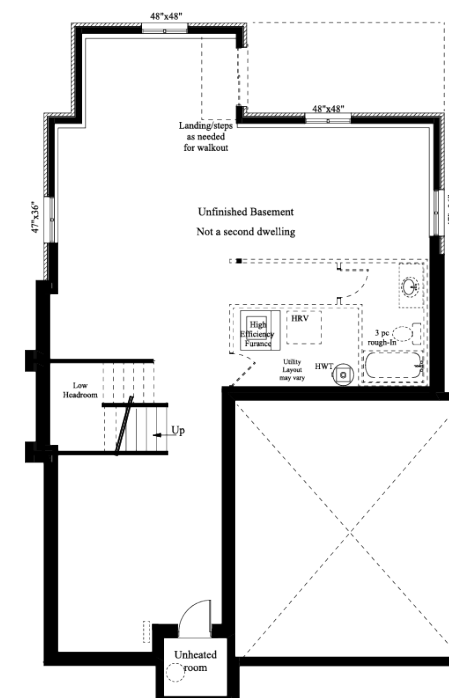
MAIN FLOOR



SECOND FLOOR (A)



SECOND FLOOR (B)



BASEMENT



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