



EASTHAMPTON

Starting in the Low 900's

Experience Southampton's Coastal Living | easthampton.ca



Welcome to Easthampton

Experience luxury living in Easthampton

Looking for a new build outside the busy suburban location on Ontario's Gold Coast? The new Easthampton development is for you. Located on Lake Huron in Southampton, this is an exciting opportunity for home buyers looking to take in the slower beach town lifestyle and enjoy its famous sunsets.

Located in a prime location close to everything you could need, don't miss your opportunity to create the home and lifestyle that dreams are made of.

Why Launch Custom Homes?

At Launch Custom Homes, we are not just builders; we're visionaries dedicated to delivering homes that redefine luxury living. With a focus on innovative design and energy efficiency, we're proud to offer a comprehensive suite of construction, architectural, and interior design services.

Partnering closely with our clients, we transform dreams into reality, crafting masterpieces of unparalleled quality that reflect your unique style and needs.

EASTHAMPTON



Welcome home

You want a luxury home that fits your lifestyle.

Southampton is a growing waterfront town with all the amenities you need: shopping, beaches, entertainment, restaurants, and more.

Enjoy single-family home living and all the easy going beach town lifestyle you're looking for. You'll appreciate the proximity to the Southampton Hospital (1 block), Fairy Lake trails (2 blocks), all while being able to walk downtown to High Street in 10 min or less.

To minimize stairs, our models are designed with main floor primary

suites. If built on a crawl space, rather than a full foundation, our homes can be lower to the ground eliminating external steps altogether.

Our models have the ability to add a legal apartment in the basement for long or short term rental.

If you're seeking a modern approach to coastal living, you don't have to look any further than Easthampton.

CHANTRY

Main Floor 1288 sqft
Upper Floor 612 sqft
Garage 477 sqft
Covered Porch 236 sqft

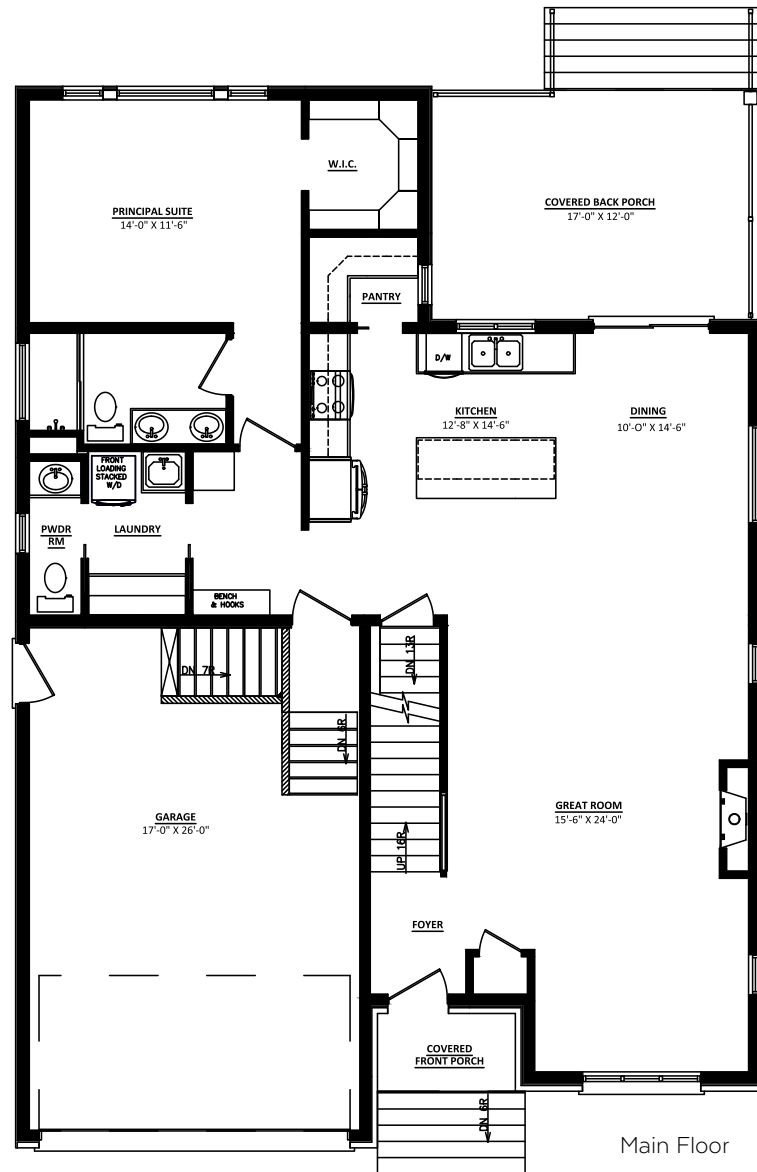
3 Bedrooms
2 or 3 Basement Bedroom Option
2.5 Bathrooms



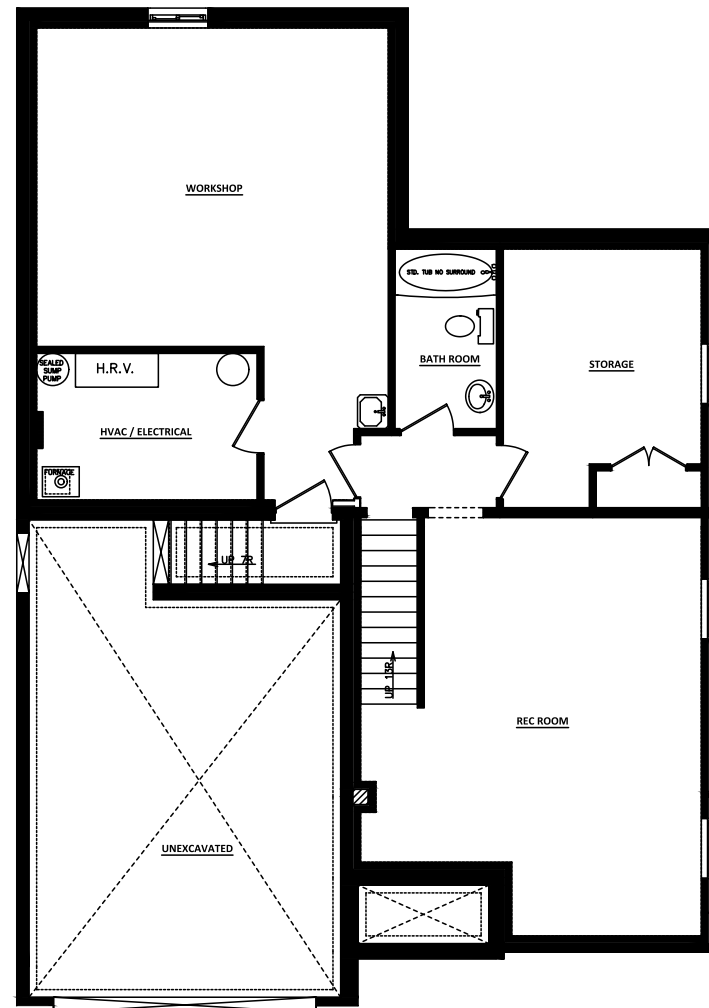
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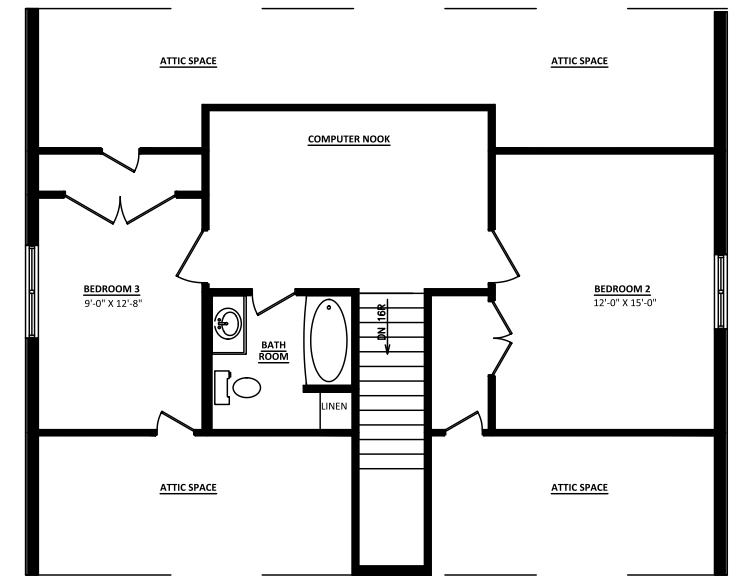
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Main Floor



Basement



Second Floor

HURON

Main Floor 1400 sqft
Upper Floor 720 sqft
Garage 450 sqft
Covered Porch 268 sqft

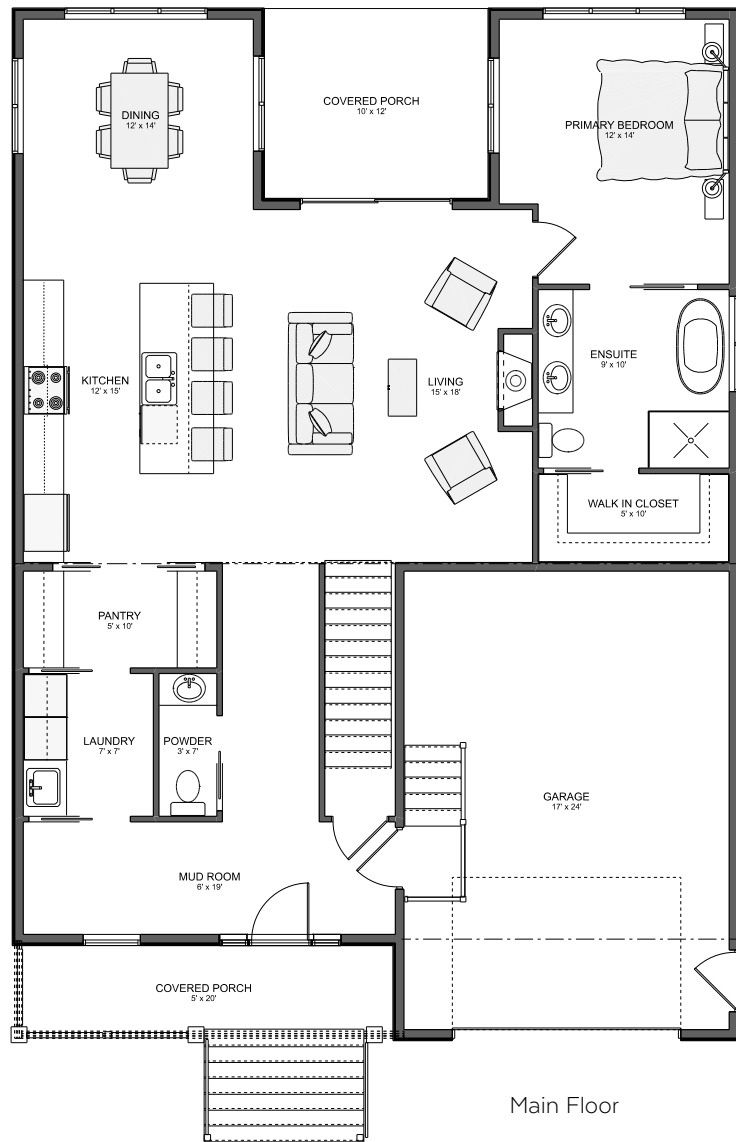
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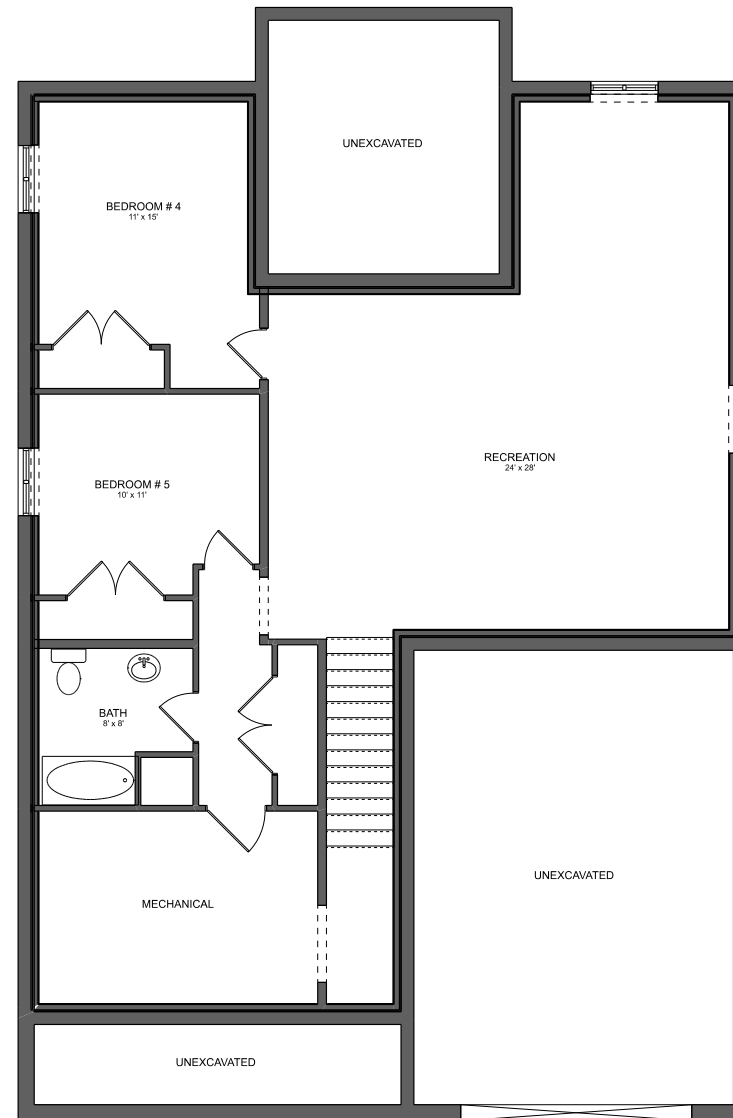
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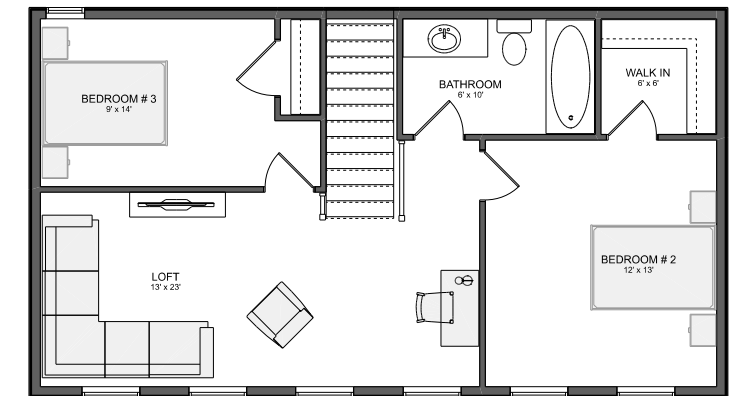
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Main Floor



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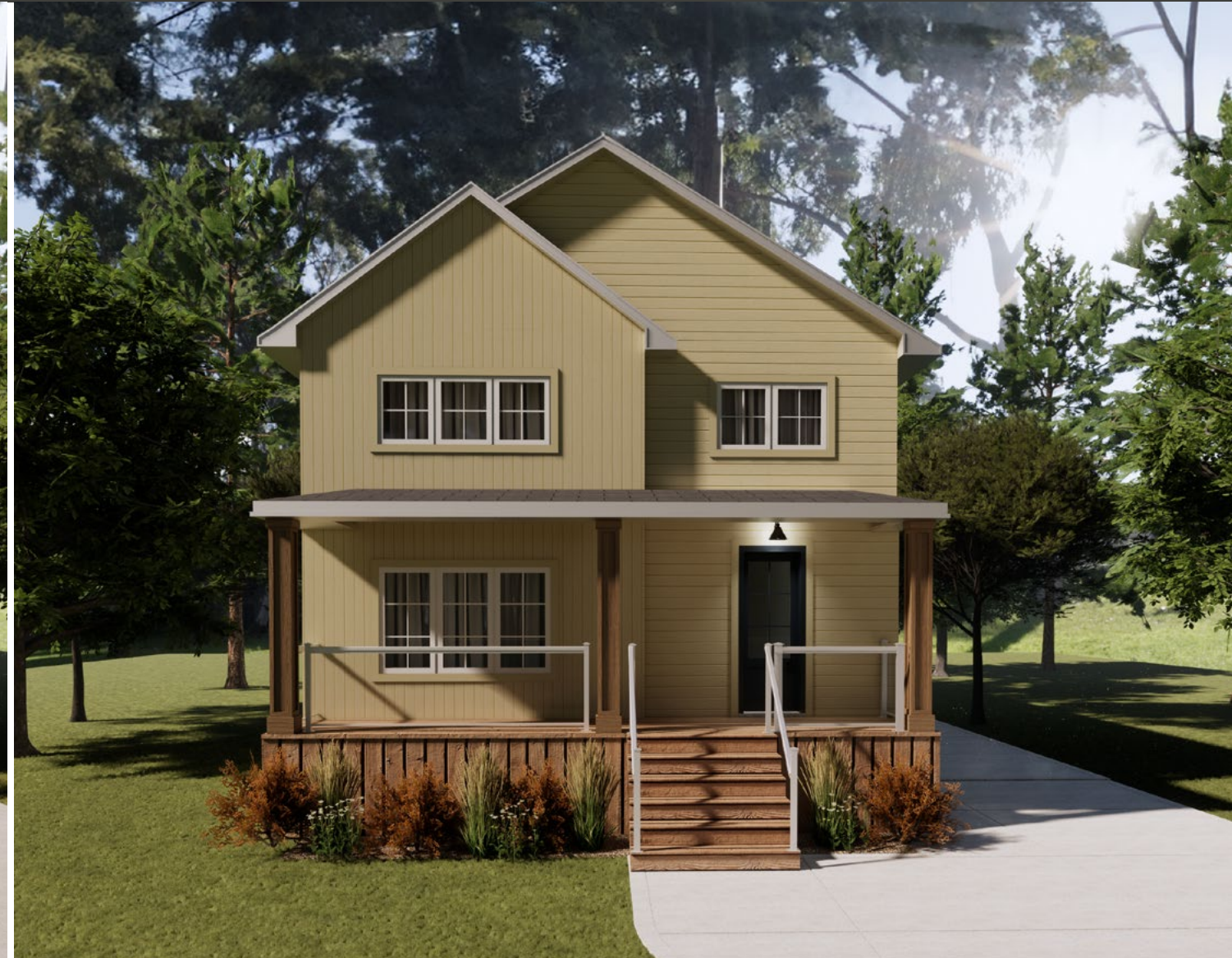
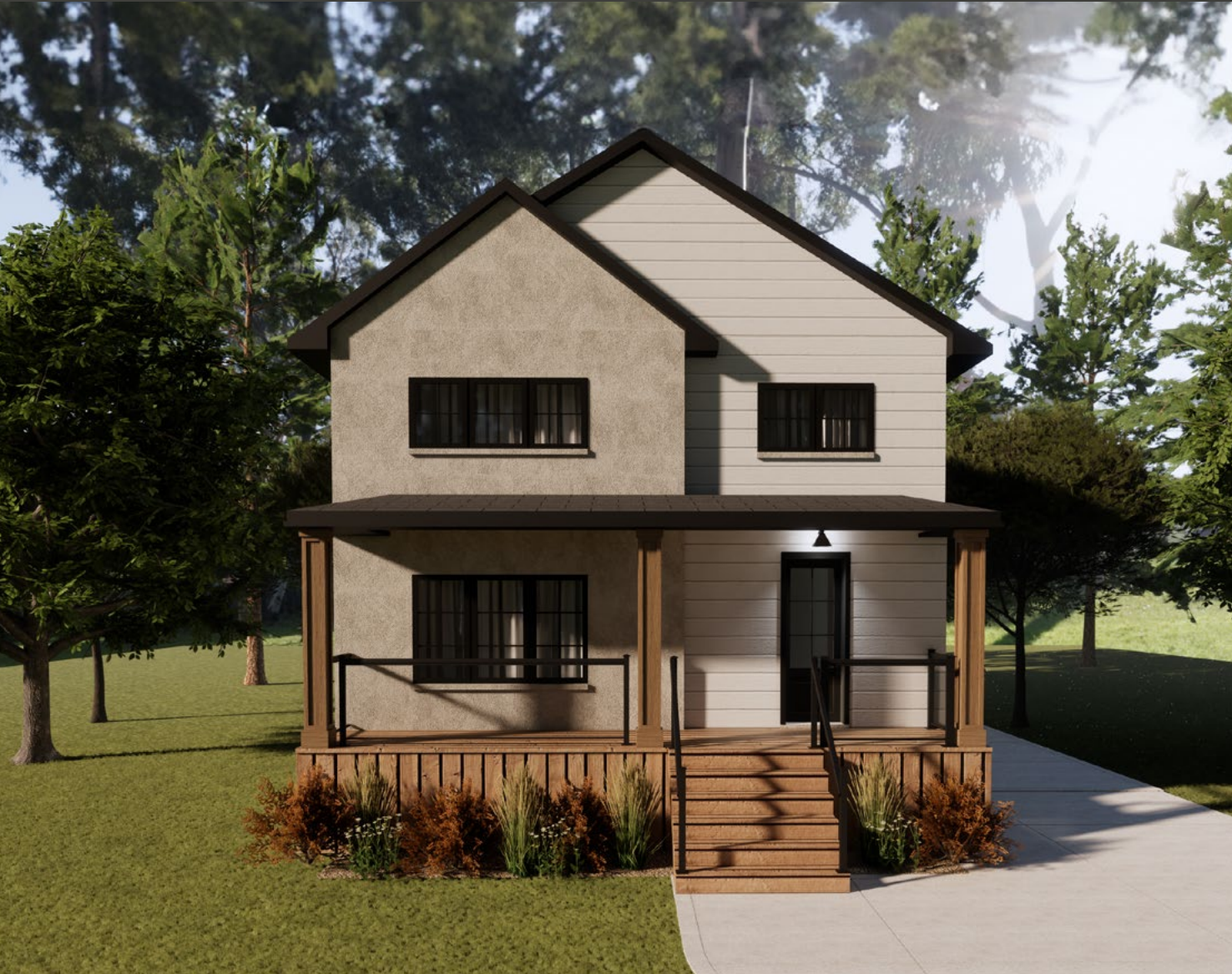


Second Floor

LANSDOWNNE

Main Floor 1063 sqft
Upper Floor 657 sqft
Garage 370 sqft
Covered Porch 125 sqft

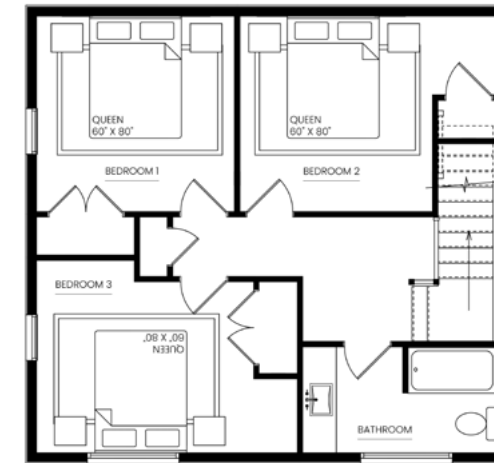
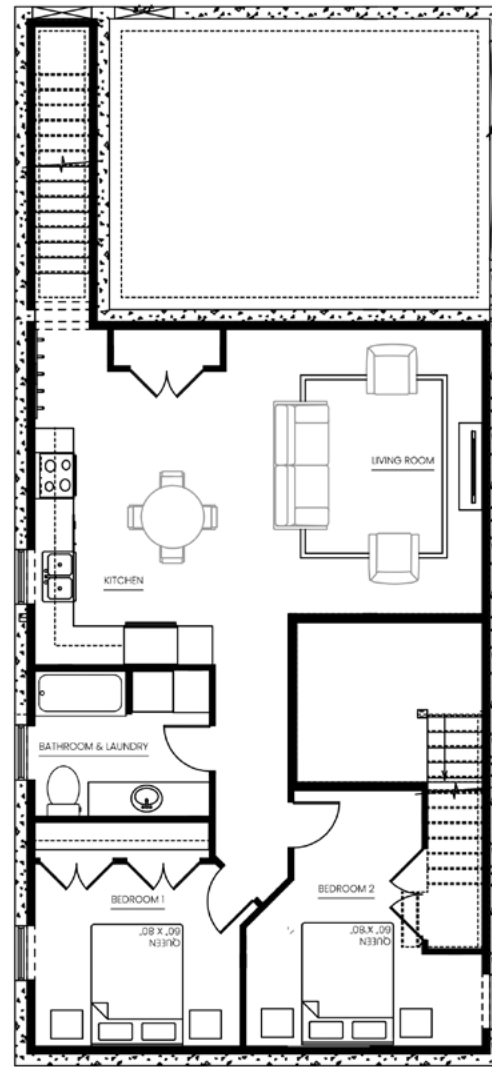
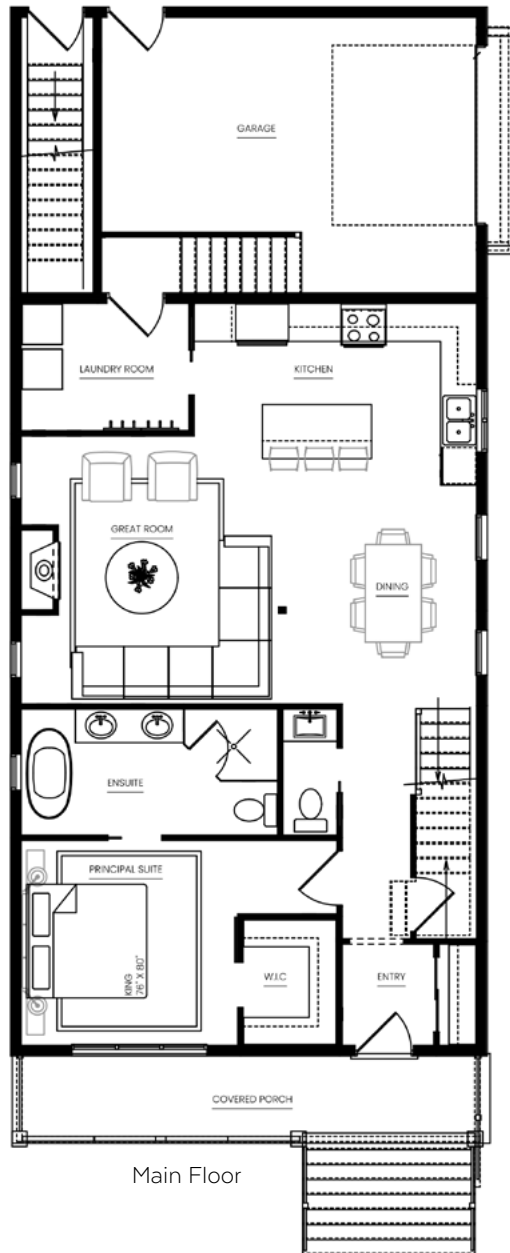
Basement Apt 960 sqft
3 or 4 Bedroom Options
2.5 Bathrooms



LANSDOWNE

Main Floor 1063 sqft
 Upper Floor 657 sqft
 Garage 370 sqft
 Covered Porch 125 sqft

Basement Apt 960 sqft
 3 or 4 Bedroom Options
 2.5 Bathrooms



SAUGEEN

Main Floor 1500 sqft
Garage 392 sqft
Covered Porches 276 sqft

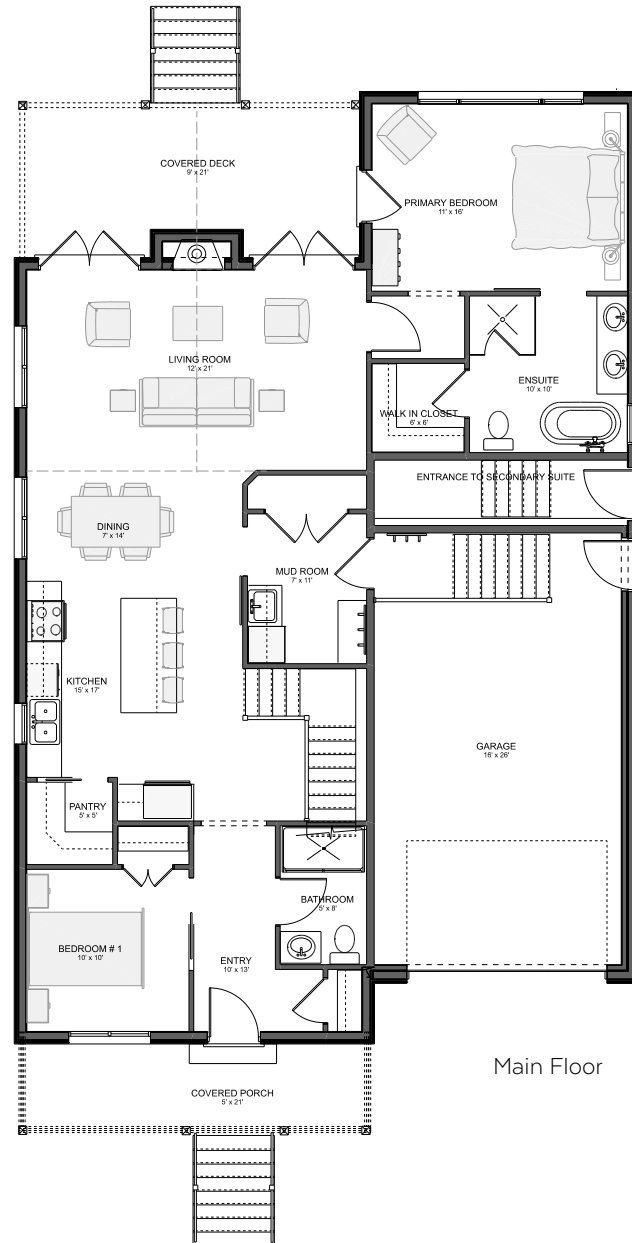
2 Bedrooms
2 or 4 Basement Bedroom Option
2.5 Bathrooms



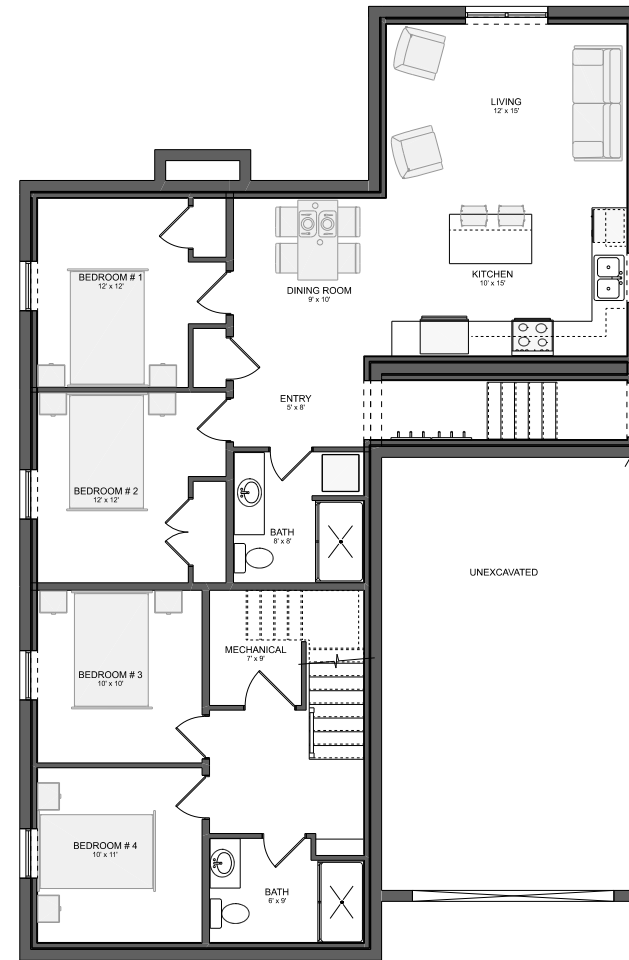
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Main Floor 1500 sqft
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2 Bedrooms
 2 or 4 Basement Bedroom Option
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Main Floor



Basement

Easthampton Features & Finishes

Warranty

- Seven year Tarion warranty

Custom Design

- Interior decorating support via third party design expert - included

Concrete

- Poured concrete basement and garage floors
- Formed concrete foundation with rebar joints

Door & Windows

- Low maintenance vinyl clad Low E Argon gas filled windows throughout
- Insulated Low E Argon gas filled doors as per plan
- Metal clad insulated person door from garage to house, as per plan
- Premium low maintenance pre-finished insulated garage door, as per plan
- Screens on all operating windows

Mechanical

- High efficiency TWO STAGE forced air gas furnace and instantaneous hot water heater
- Qualified programmable thermostat
- HRV ventilation interconnected to furnace with built in dehumidifier
- Exhaust fan in owners suite bathrooms (as per plan) vented to exterior
- Clothes Dryer vented to exterior
- Natural gas and 220v electrical rough-in for both clothes dryer and range/oven
- Central air conditioning

Plumbing

- Generous fixture allowance: purchaser is able to select all faucets, sinks and fixtures
- Maintenance-free one piece acrylic bath and shower combo in main bathroom
- Ensuite tiled shower base, ceramic wall tiles and custom glass door
- Free standing soaker tub, as per plan
- Two exterior hose bibs (predetermined location)
- Rough in for future three piece bathroom in basement (waste pipes only), as per plan
- Water supply lines are "PEX" non-toxic plastic water piping

Electrical

- Copper wiring throughout
- Low profile LED pot lights included
- Interior and exterior light fixtures supplied by purchaser and installed by builder
- Two exterior waterproof ground fault outlets
- 200 Amp electrical service
- Interconnected smoke detectors as per Ontario Building code
- Interconnected carbon monoxide detectors as per Ontario Building Code
- Ceiling outlet for garage door opener
- Heavy-duty cable outlet for electric dryer and stove
- 2 TV Box locations (Cat5 & Coax rough in back to utility room, location predetermined)
- Under cabinet kitchen lighting
- Heated ensuite bath floor
- Exterior soffit pot lights

Insulation & Drywall

- House fully insulated with upgraded Blow-In Blanket System (BIBS) and spray foam to meet or exceed building code requirements
- One inch continuous foam exterior sheathing
- Foundation wall R20 BIB system
- R30 BIB system in exterior walls and R60 blow-in loose fill in ceiling/attic
- Spray foam insulation barrier when living space above garage
- Spray foam insulation in all rim joists
- California knockdown or flat ceilings throughout

Cabinetry & Countertops

- Generous cabinetry allowance including ensuite walk-in closet; purchaser makes all cabinetry decisions including style, material, layout, handles
- Generous stone countertop allowance; purchaser selects all countertops from vendor's samples

Trim & Hardware

- Purchaser selection of traditional or modern baseboard and casing around windows and doors
- Closets featuring fully trimmed jambs with magnetic doors
- Doors and hardware to be selected by client from samples
- All exterior passage doors equipped with deadbolt
- Custom oak staircase and railings
- Shaker-style oak handrail with wood or metal spindals as per plan finish to be selected by client
- Custom wire shelving in all bedroom and linen closets
- Vanity mirrors in all bathrooms to be provided by purchaser and installed by builder

Paint

- All trim and interior doors to be painted with color selected by purchaser (2 coats)
- Wall colour to be selected by purchaser (2 coats)
- Garage to be painted primer white

Flooring

- Generous allowance for engineered hardwood and ceramic tile on main level; purchaser to make all selections from vendor samples
- 5/8" tongue & groove sub floors, nailed and screwed to engineered floor joists

Exterior

- Fiberglass architectural laminated self-sealing shingles
- All windows and exterior door frames caulked
- Long life, low maintenance fascia, soffits, eaves trough and downspouts
- Garage door frames capped with aluminum
- Porch columns as per plan
- Brick/stone and wood siding as per architectural drawings.
- All exterior packages are selected by purchaser

Landscaping & Driveway

- Lot graded as per engineer's plan and sodded
- Paved driveway
- Poured concrete steps at front entry, as per plan
- Option for turn key landscaping

Miscellaneous

- 2x6 frame construction on all exterior walls
- Exterior walls completed using 1/2" OSB and 1 inch foil-faced insulated sheathing
- 9' ceilings on first floor 8' on second, as per plan
- Premises cleaned at completion

Notes

- Ceilings, walls and bulkheads may be modified to accommodate heating and ventilation requirements
- Variations in uniformity and colour from builder's samples may occur and can be expected in some finished materials (i.e. ceramics, masonry, hardwood, and cabinetry)
- Plans and specifications are subject to modifications at the discretion of the builder
- The builder reserves the right to substitute materials of similar or better quality
- The number of steps at the front porch may vary from that shown and are subject to the grade per the survey plan
- All measurements are approximate
- Long life low maintenance refers to comprehensive systems comprised mainly of maintenance free products with some requirement of attention (i.e. caulking around exterior windows and doors)

Specifications subject to change without notice.



Scott Saunders

REALTOR®

Century 21 In-Studio Realty Inc. Brokerage

519.372.7190

Samantha Trumbley

REALTOR®

Century 21 In-Studio Realty Inc. Brokerage

519.270.3958

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