



Sotheby's
INTERNATIONAL REALTY
Canada

North Ridge Upscale Towns

675 Victoria Road North, Guelph, Ontario

NORTH RIDGE UPSCALE TOWNS

DESIGN FORWARD FEATURES AND FINISHES

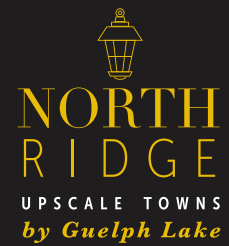
Site Plan

North Ridge Upscale Towns
by Guelph Lake

675 Victoria Road North
Guelph, Ontario



Floor Plans

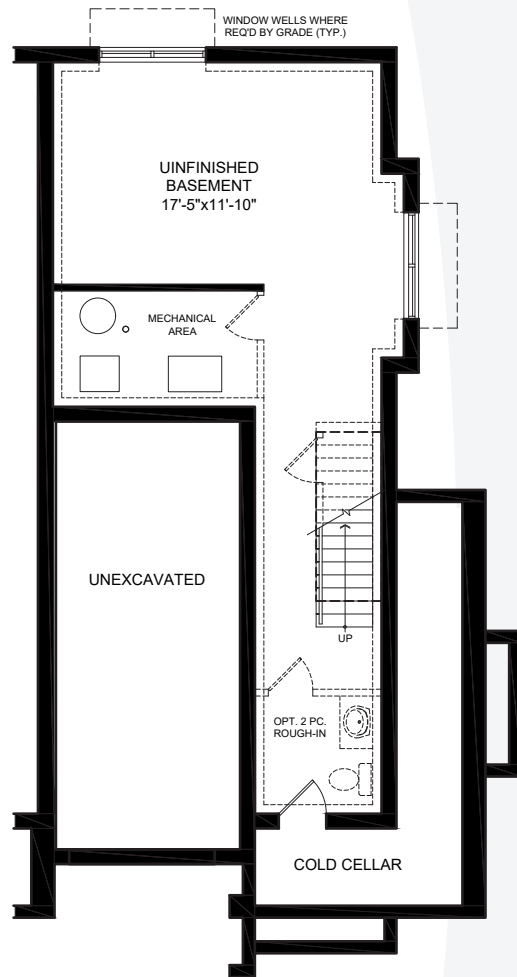


Model A2

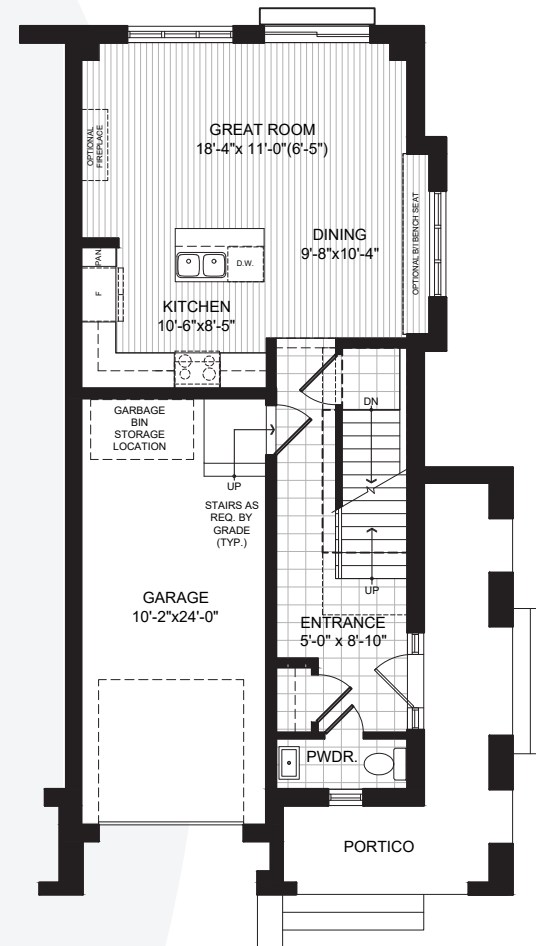
675 Victoria Road North, Guelph, Ontario

NORTH RIDGE UPSCALE TOWNS

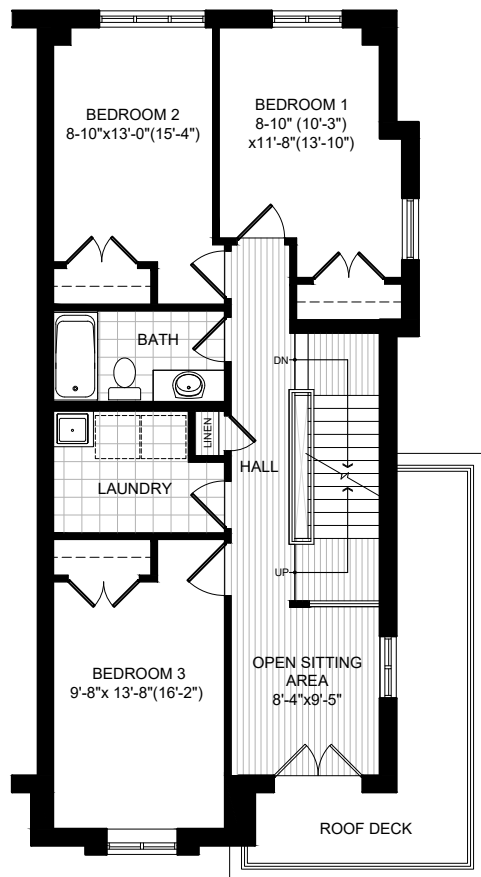
DESIGN FORWARD FEATURES AND FINISHES



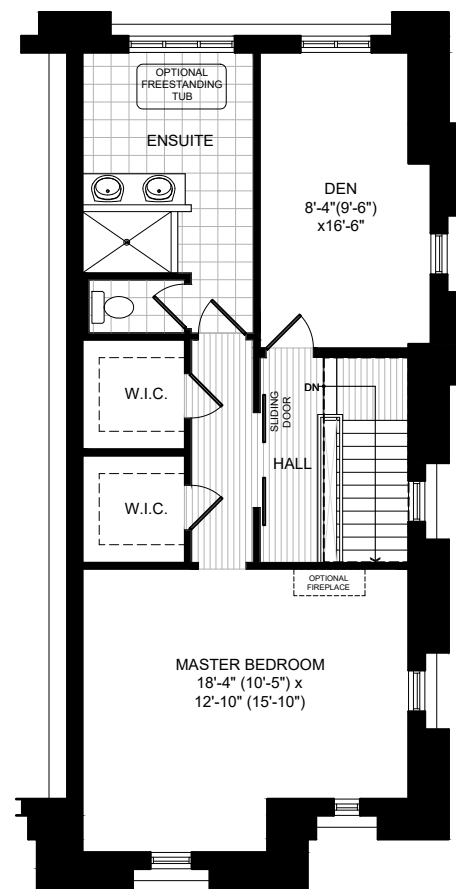
FOUNDATION PLAN



MAIN FLOOR PLAN



SECOND FLOOR PLAN



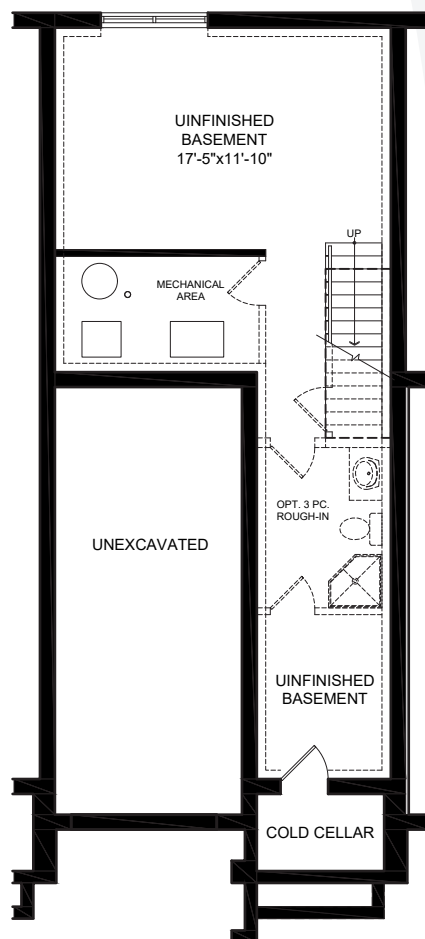
THIRD FLOOR PLAN

Model B2

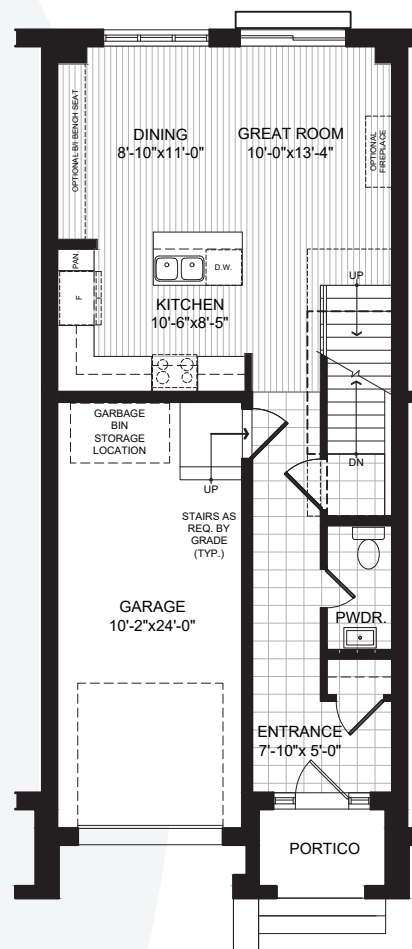
675 Victoria Road North, Guelph, Ontario

NORTH RIDGE UPSCALE TOWNS

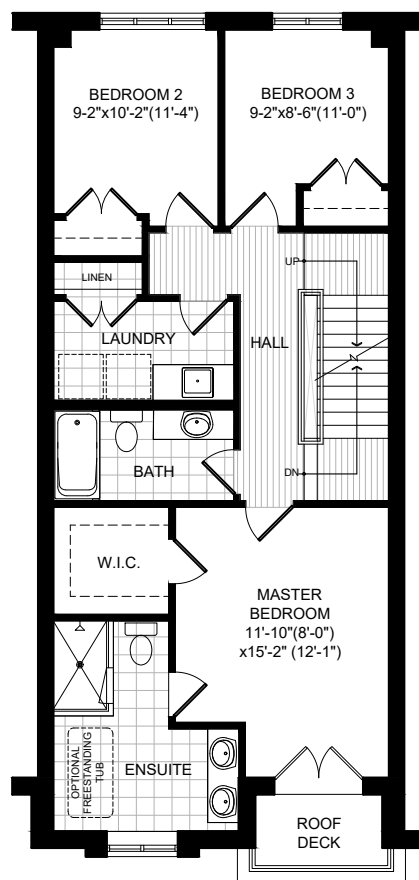
DESIGN FORWARD FEATURES AND FINISHES



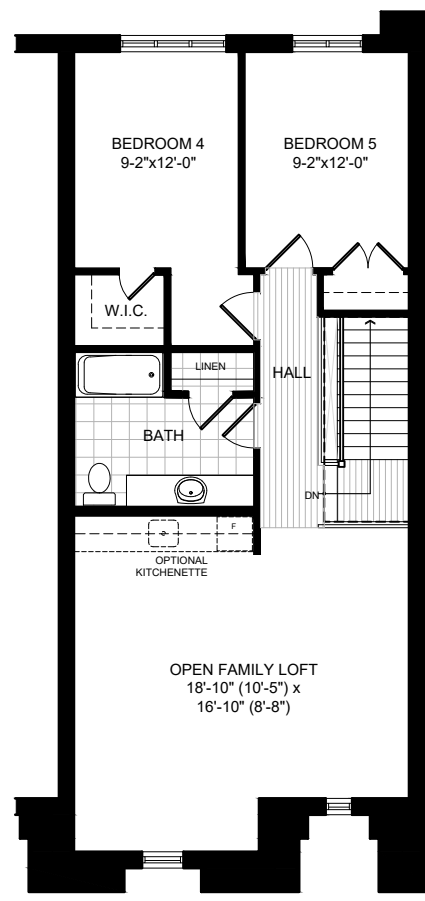
FOUNDATION PLAN



MAIN FLOOR PLAN



SECOND FLOOR PLAN



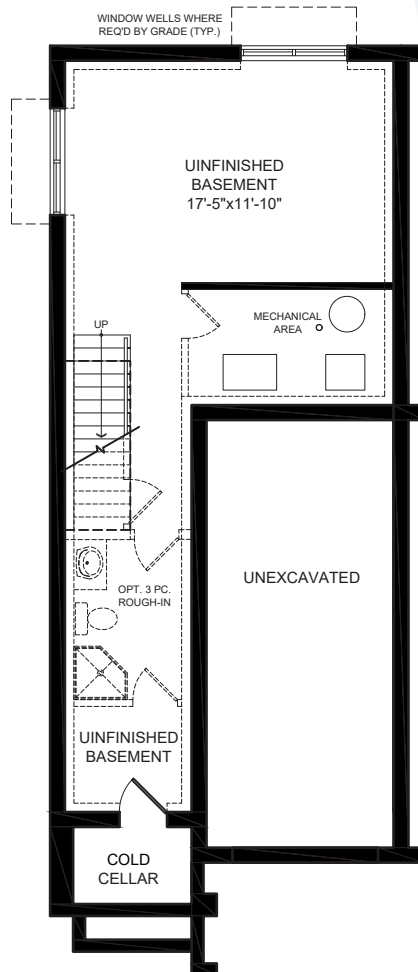
THIRD FLOOR PLAN

Model C

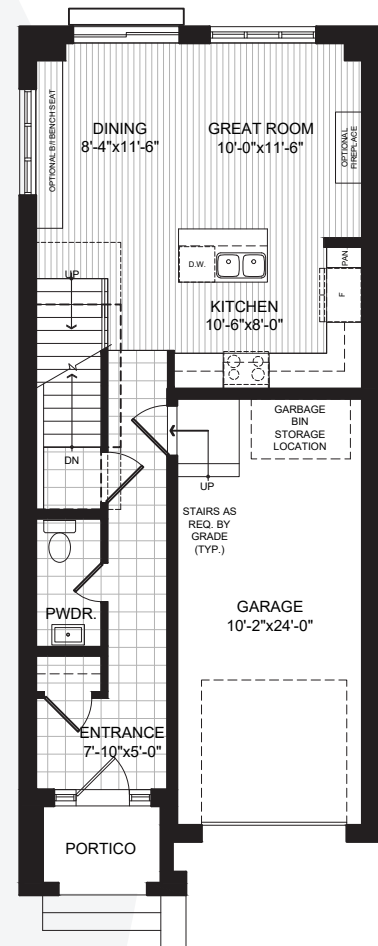
675 Victoria Road North, Guelph, Ontario

NORTH RIDGE UPSCALE TOWNS

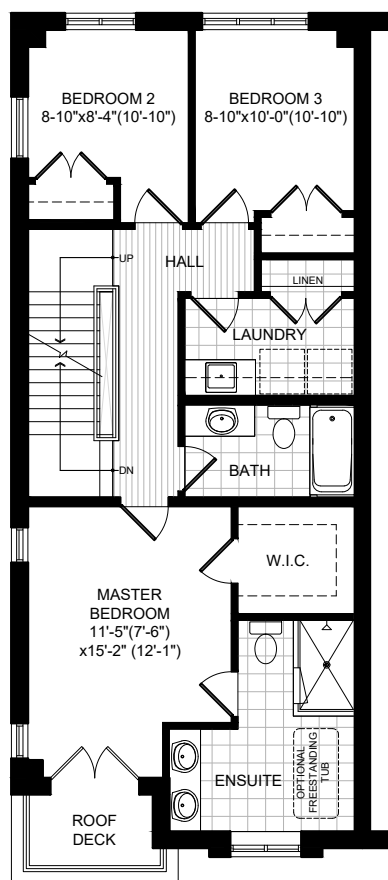
DESIGN FORWARD FEATURES AND FINISHES



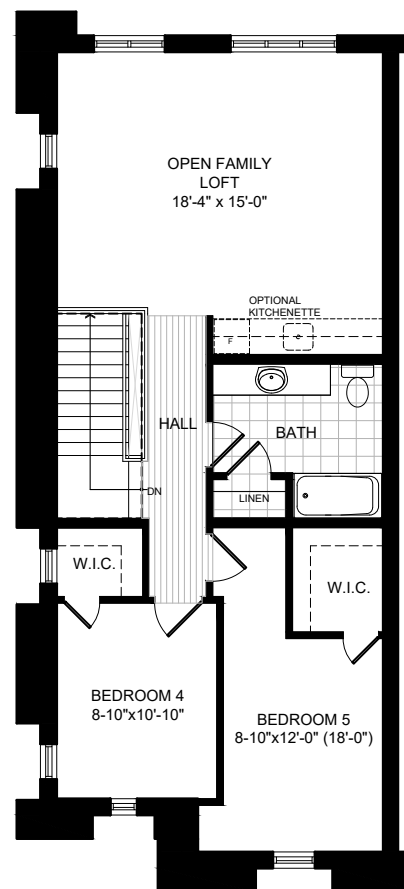
FOUNDATION PLAN



MAIN FLOOR PLAN



SECOND FLOOR PLAN



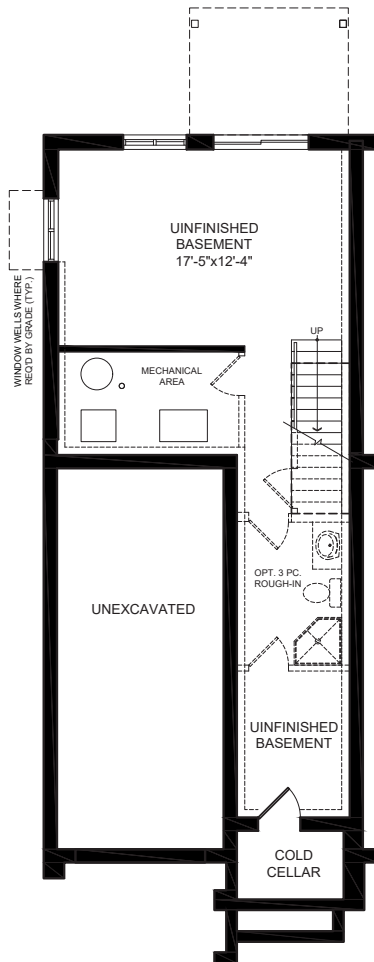
THIRD FLOOR PLAN

Model D

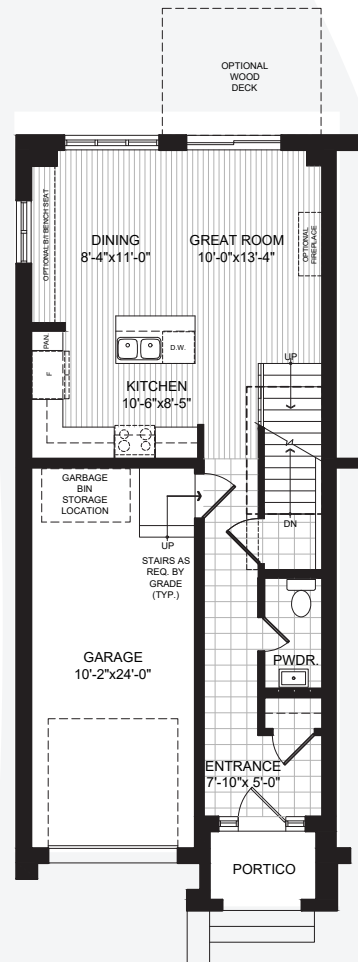
675 Victoria Road North, Guelph, Ontario

NORTH RIDGE UPSCALE TOWNS

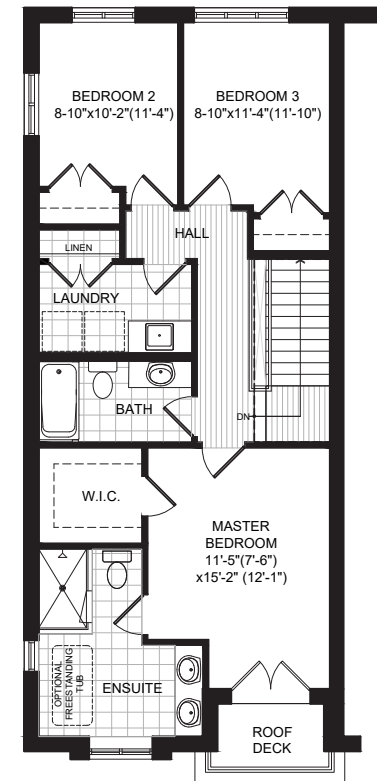
DESIGN FORWARD FEATURES AND FINISHES



FOUNDATION PLAN



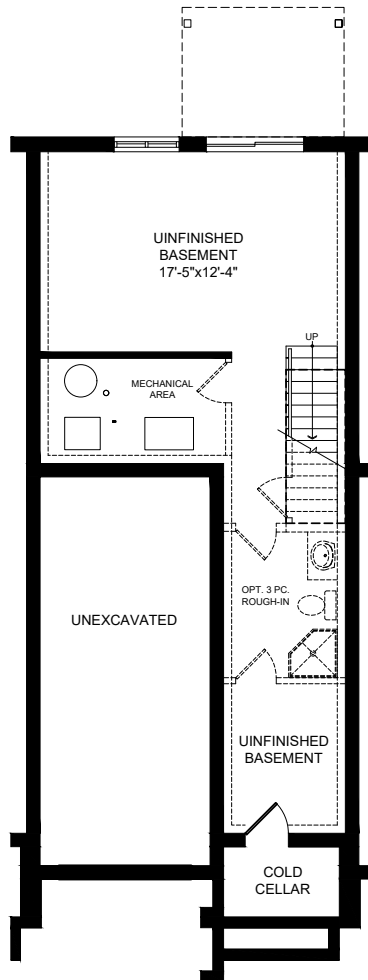
MAIN FLOOR PLAN



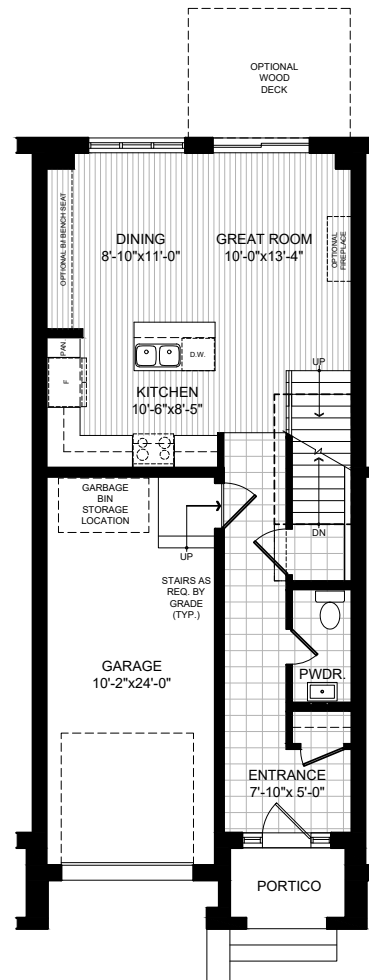
SECOND FLOOR PLAN

Model E2

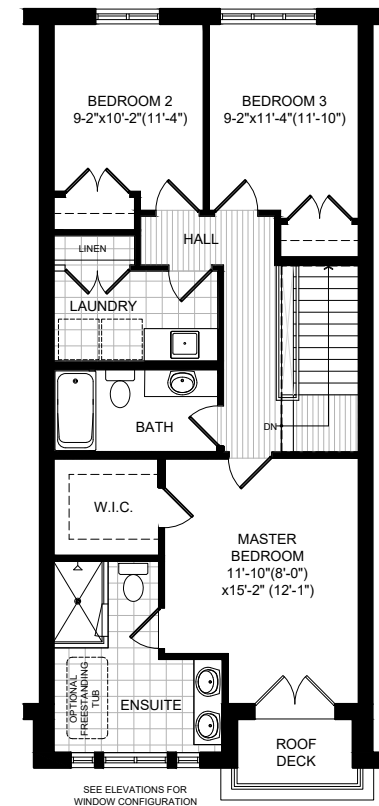
675 Victoria Road North, Guelph, Ontario



FOUNDATION PLAN



MAIN FLOOR PLAN



SECOND FLOOR PLAN

2-STOREY TOWNHOME | 1,510 SQ. FT.

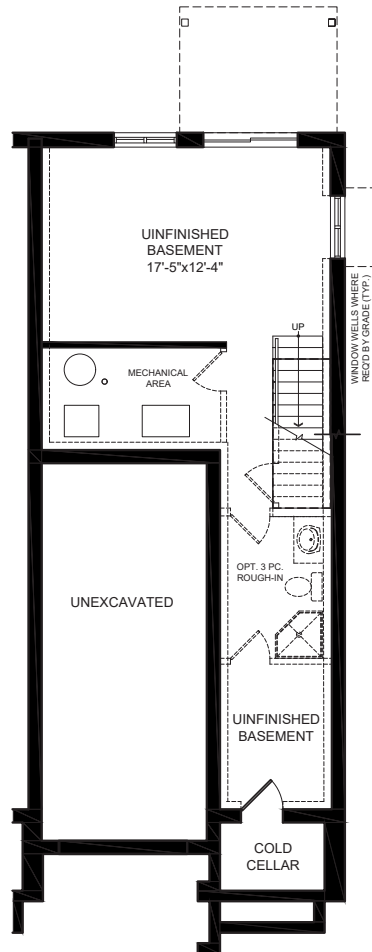
Sizes are approximate and are for illustration purposes only.

Model F

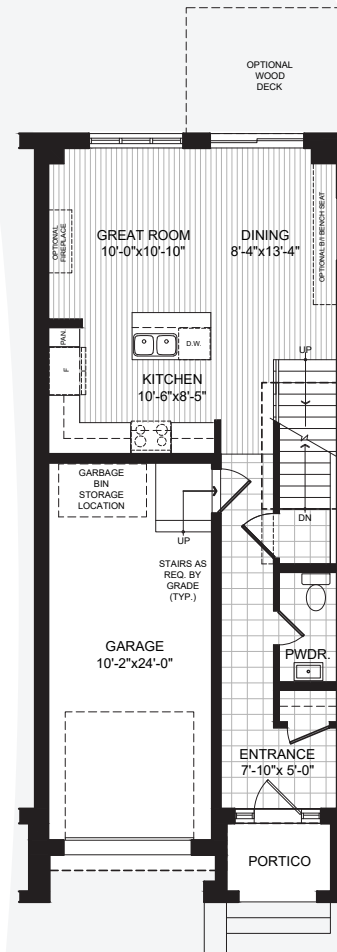
675 Victoria Road North, Guelph, Ontario

NORTH RIDGE UPSCALE TOWNS

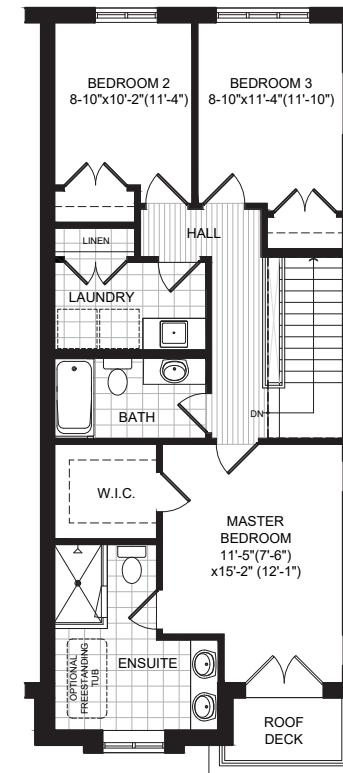
DESIGN FORWARD FEATURES AND FINISHES



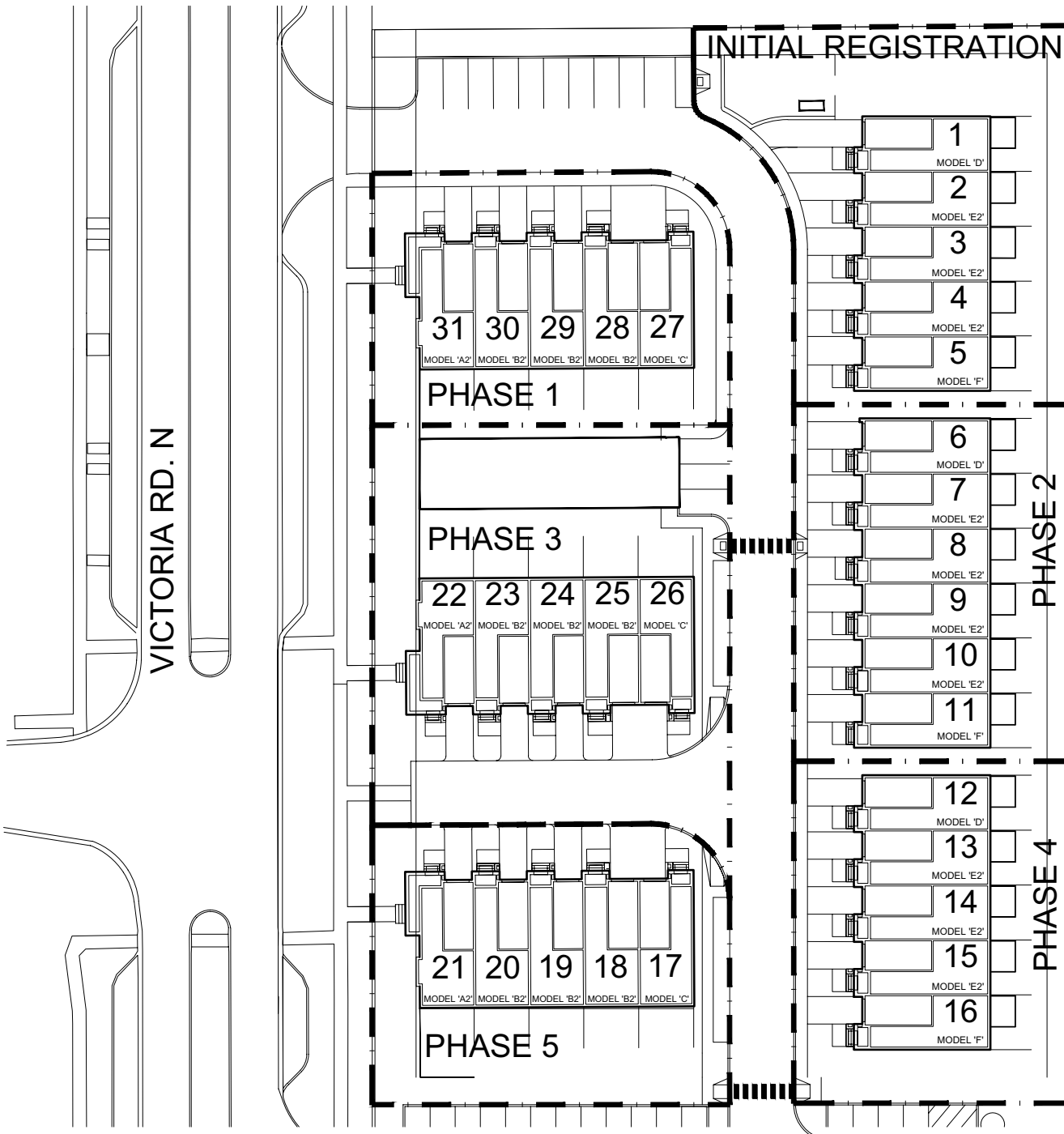
FOUNDATION PLAN



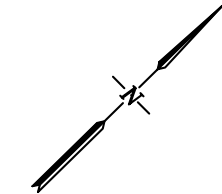
MAIN FLOOR PLAN



SECOND FLOOR PLAN



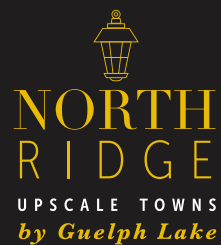
**NORTH
 RIDGE**
 UPSCALE TOWNS
by Guelph Lake



675 VICTORIA RD. N., MODEL KEYPLAN

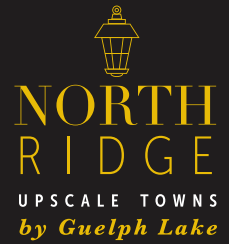
ALL ILLUSTRATIONS ARE ARTIST'S CONCEPT. SPECIFICATIONS, TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE ONLY AND NOT GUARANTEED TO BE EXACT OR TO SCALE. DIMENSIONS MAY VARY WITH ACTUAL CONSTRUCTION. THESE FLOOR PLANS AND ROOM DIMENSIONS APPLY TO THE FEATURED ELEVATION OF THIS MODEL TYPE. NOTE THAT PLANS AND ROOM DIMENSIONS MAY VARY ACCORDING TO ELEVATION. PLAN MAY BE BUILT AS THE MIRROR IMAGE. PLEASE CONSULT YOUR SALES REPRESENTATIVE. E.&O.E. APRIL 2020. COPYRIGHT 2020.

Designer Features and Finishes



Designer Features and Finishes

675 Victoria Road North, Guelph, Ontario



EXTERIOR FINISHES

- Inspiring traditional French Provincial-style architectural designs with stone and brick exterior facade
- Architecturally controlled exterior colour schemes to maintain a pleasant street scape
- Brick soldier coursing and beautiful precast concrete headers
- Pre-finished low maintenance aluminum soffit and fascia eavestrough, downspouts and aluminium to the ceilings of covered front porches
- Self-sealing shingles with limited lifetime warranty
- Decorative address stone on front elevation
- Foundations parged
- Fully graded and sodded yards
- Concrete front porch with precast steps
- Full asphalt driveway paving included completed after closing to allow for driveway settlement

WINDOWS AND DOORS

- Low maintenance vinyl casement double-glazed Energy Star windows with Low-E Argon gas throughout
- All operating windows have screens
- Fibreglass insulated front entry doors featuring authentic wood grain texture with glass panel insert or sidelight
- Nickel finish grip set with dead bolt on front entry door
- Pre-finished premium garage door with window lights, equipped with heavy duty springs and life long rust resistant

door hardware

- Metal insulated interior garage passage door where grade permits, complete with safety closure
- Sliding patio door with picture window at rear of home on the main floor as per plan

QUALITY CONSTRUCTION

- Structurally sound 2" x 6" exterior walls framed to O.B.C. specifications or better
- Engineered floor joist system
- 3/4" tongue-and-groove sub-flooring screwed and glued throughout
- Exterior walls Delta membrane wrap for improved humidity control (excluding cold room)
- Poured concrete basement walls, floors, porches and garage floors
- Concrete basement walls wrapped with waterproofing membrane with weeping tile below
- Insulation to meet or exceed O.B.C. standards
- Exterior basement walls R-20 blanket wrap, exterior walls R-25 and attic R-60.
- Sprayed foam insulation to garage ceilings and overhangs with livable area above garage to be insulated and drywalled onto living space
- Oversized sliding vinyl basement window at the rear and/or side of basement

INTERIOR FINISHES

- Soaring 9' flat ceilings on main floors (some spaces may be lower due to mechanical/structural or decorative elements)
- Smooth-finish interior doors with satin nickel finish hardware and hinges
- Modern flat panel profile 5 1/2" baseboards and matching 3 1/2" casings
- Volatile Organic Compound (VOC) interior wall paint (one colour throughout)
- Semi-gloss white on all trim and doors
- Wire shelving in all closets including linen closet and walk-in pantries, as per plan
- Basement cold cellar, complete with weather-stripped steel insulated door, vent and electrical light, as per plan

GOURMET KITCHEN

Your choice of quality cabinetry from builder's selections

CUSTOM KITCHENS INCLUDE THE FOLLOWING:

- Base cabinet includes one bank of drawers
- Full-depth fridge upper cabinet
- Fridge gables as per plan
- Stainless steel appliance package including stainless steel chimney style range hood
- Granite/quartz countertops from builder selections
- Double basin undermount stainless steel sink

NORTH RIDGE UPSCALE TOWNS

DESIGN FORWARD FEATURES AND FINISHES

(continued)

SPA-INSPIRED BATHROOMS

- White two-piece, high-efficiency toilet
- White pedestal sink in powder room
- Ensuite to have 5' free standing soaker tub as per plan
- Main bath to have 5' tub with tile surround to ceiling
- Upscale faucets with coordinating bath and shower controls
- Granite/quartz countertops in bathrooms from builders selections with white undermount sinks
- Porcelain/ceramic tile floors in all bathrooms and laundry room from builder selections
- Mirror full width of vanity in ensuite and main bathrooms
- Privacy locks on all bathroom doors
- Single basin laundry tub set in laundry room, option to add cabinetry

FLOORS

- Choice of porcelain or ceramic floor tiles from builder selections as per plan
- 3 1/2" wide plank pre-finished engineered wood flooring in great room and kitchen on main floor
- 3 1/2" engineered wood flooring in hallway on second floor & bedrooms
- Stained-oak staircase from main to second floor
- Stained-oak handrail and straight black metal pickets/spindles with oak newel posts as per plan
- Wood edge is installed where tile abuts hardwood flooring

MECHANICAL

- High-efficiency, Energy Star forced-air gas furnace vented to exterior
- Energy Star qualified central air unit installed
- Simplified high-efficiency heat recovery ventilator (HRV) inter connected with furnace
- Energy Star qualified high efficiency natural gas rental water heater (purchaser to sign rental agreements with utility company)
- Automatic set back programmable thermostat centrally located on the main floor

ELECTRICAL

- Coach lights at all exterior doors, location determined by builder
- Three electrical outlets, one in garage, one waterproof outlet at rear of house and one waterproof outlet on front porch
- 200 AMP electrical service with circuit breaker panel and all copper wiring
- Flat-paddle white switch plates and receptacles throughout
- Automatic garage door opener rough-in
- Electric door chime installed
- Interior light fixture package included
- 6 pot lights in living room (the location of pot lights shall be determined solely by the builder as per plan)
- Ground fault interrupter (GFI) protection in all bathrooms and kitchen
- Bathrooms and laundry fan vented to exterior

- Stainless steel chimney-style range hood exhaust fan, vented to exterior with 6" ducting
- Rough-in dishwasher provisions include own space in cabinetry, breaker and sealed junction box
- Electrical outlet on non-moveable/secured kitchen island

PLUMBING

- Water shut-off valves under all sinks and toilets
- Rough in for future 3-piece basement bath (waste pipes only)
- Two exterior hose bibs with interior shut offs: (1) in garage and (1) at rear of home, location to be determined by builder
- Thermoplastic (PEX) plumbing supply lines throughout
- Laundry rooms feature shut-off valves and drain connections installed in a convenient recessed wall box located above future appliances, where possible
- All homes are equipped with a "Power Pipe Heat Exchanger," a heat recovery system which provides energy savings for heating your home's hot water

CONVENIENCE, SAFETY AND SECURITY

- Pre-wired for television: 3 storey- five cable TV rough-ins (RG-6) and five telephone rough-in locations (Cat-5e) with finished terminations. 2 storey- three cable TV rough-ins (RG-6) and three telephone rough-in locations (Cat-5e) with finished terminations. All run to one location in the basement. Both cable and telephone are wired in living room and principal bedrooms. One bedroom will be eliminated whichever is applicable at builder's discretion

- Carbon monoxide detectors and inter-connected hardwired smoke detectors on all levels and in bedrooms, as per ESA standards and building code

BUILDER'S WARRANTY

- Homes are built to meet or exceed the current Ontario Building Code (OBC)
- Homes enrolled in Tarion Warranty Corporation Comprehensive 7-year warranty and enrolment fee to be paid by purchaser as an adjustment upon closing
- Surveyors Real Property Report provided by builder and paid for by purchaser upon closing
- Purchasers are entitled to a pre-drywall inspection and the standard Tarion Pre-Delivery Inspection
- 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)

NOTES

- Builder reserves the right to substitute materials of similar or better quality
- Ceilings and walls may be modified to accommodate bulkheads for heating, plumbing and ventilation requirements
- All upgrades and changes to be approved by the builder and are at the expense of the purchaser
- Purchaser supplied materials will not be installed by the builder
- The number of steps at the front entry may vary from that shown and are subject to the grade per the survey plan. All other steps at the rear of the home are the responsibility of the purchaser and entries shall be barricaded if greater than 24" above grade



realprohomes.com



For more information, please contact:



Mirella DiVitanonio

Broker | 416.903.5123

Sarah Josipovic

Sales Representative | 289.659.8671

mirellasarahgroup@sothebysrealty.ca

[sothebysrealty.ca](https://www.sothebysrealty.ca)

Prices, specifications and plans may change without notice. HST is included in the base price of these homes. HST will apply to all upgrades and premiums. Sotheby's International Realty Canada, Brokerage. Independently Owned and Operated. Not intended to solicit buyers already under contract.

E.&O.E.: This information is from sources which we deem reliable but must be verified by prospective purchasers and may be subject to change or withdrawal. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Sotheby's International Realty Canada Brokerage is Independently Owned And Operated.