



**11 ROSEGATE PLACE \$349,900**



1530 SQ. FT.



3 BEDROOMS



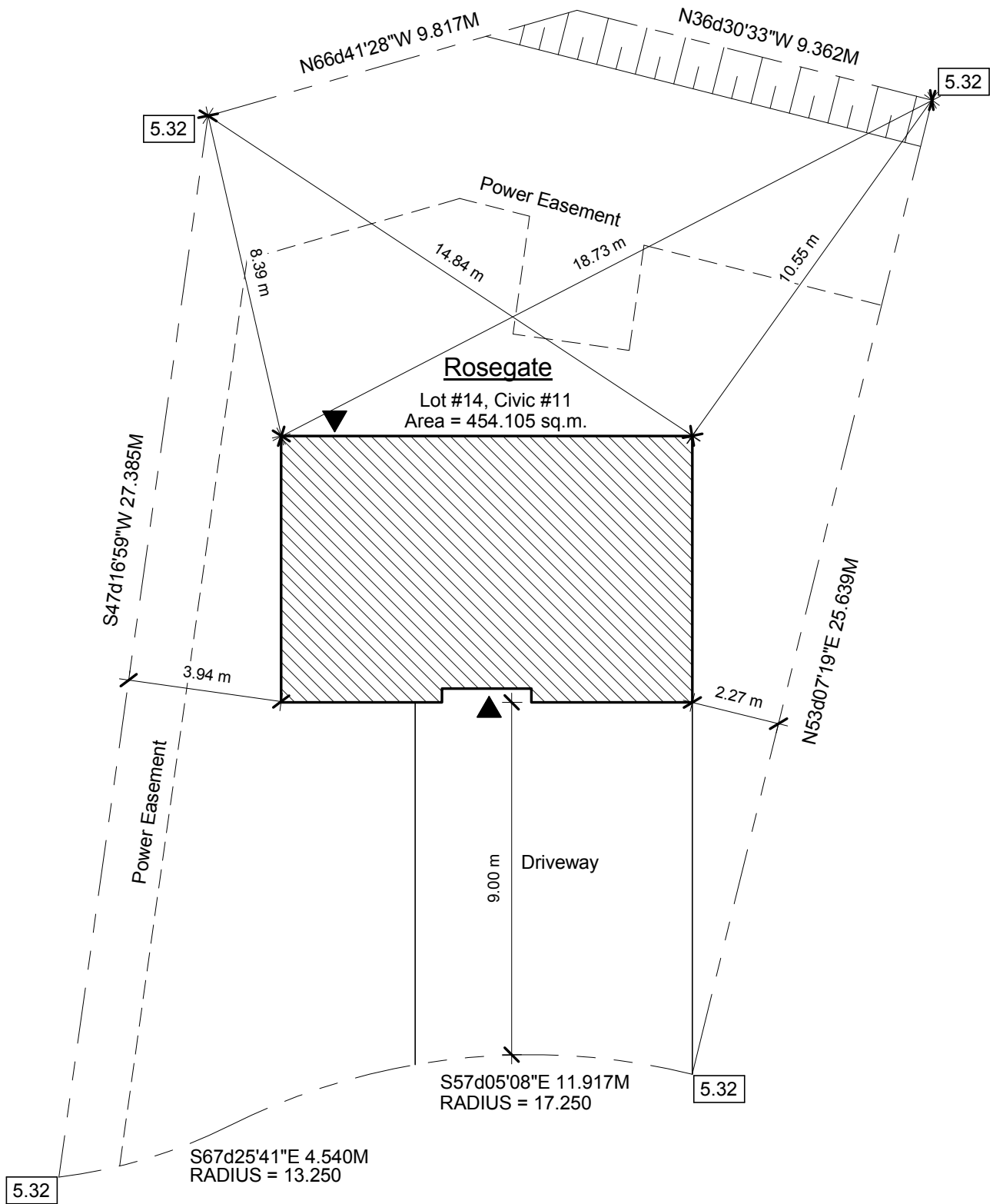
2.5 BATHROOMS

Under construction by Karwood Contracting, this two storey has many features. Walk into your front porch with a large closet and French door that leads into the kitchen and dining room area. The kitchen has a corner sink and sit up peninsula. The main floor also has a large living room, laundry, mud room and half bath that leads to your back door. The upstairs has three bedrooms and the master has a walk-in closet and ensuite. There is also a back patio, front landscaping and double paved driveway included. It's not to late to pick out your allowances to make this home yours.

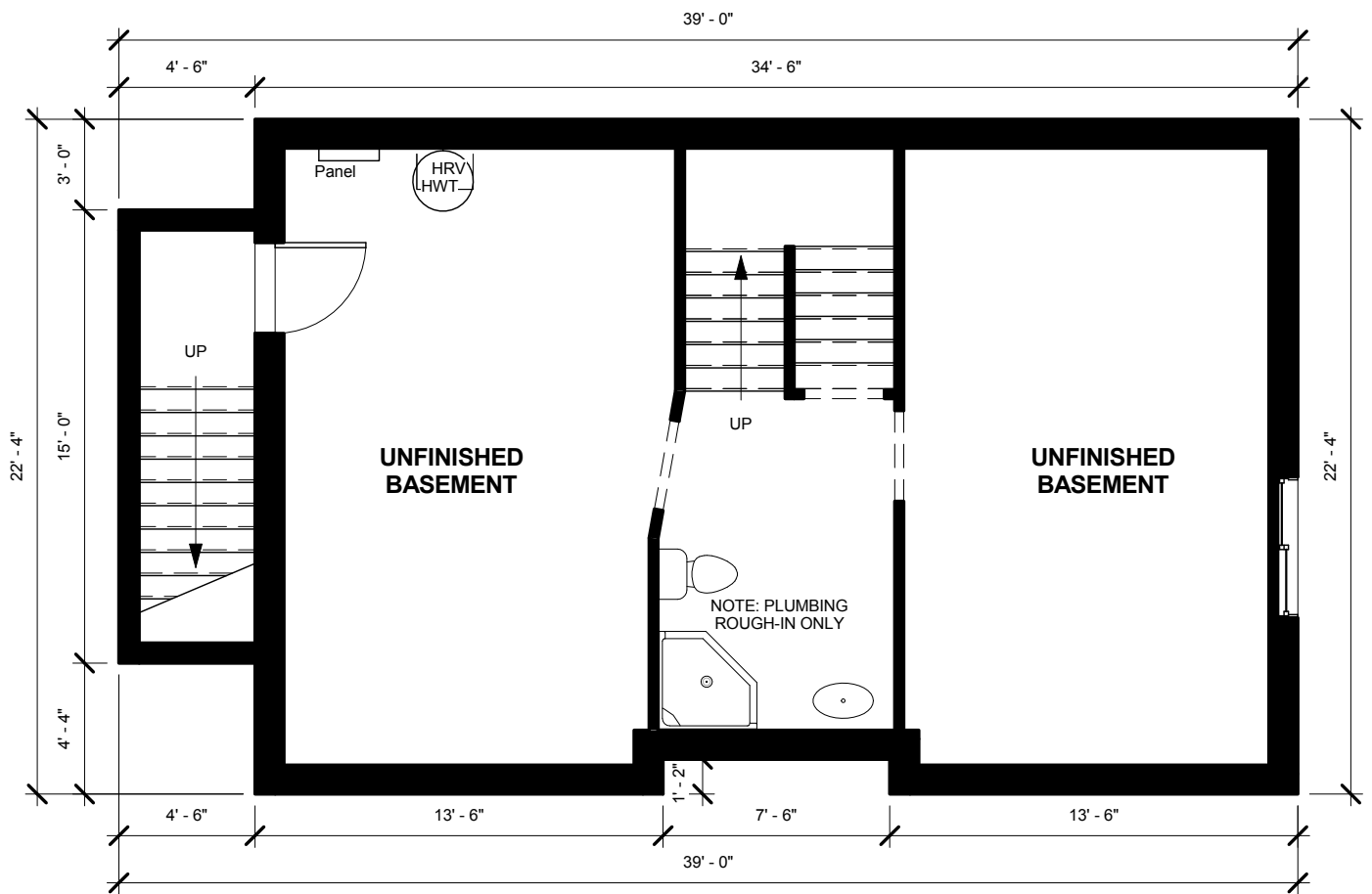
Basement: 760 sq ft  
 Main Floor: 760 sq ft  
 Second Floor: 770 sq ft

For more information or to view our other listings, visit [karwood.com/homes](http://karwood.com/homes) or call (709) 782-7707.

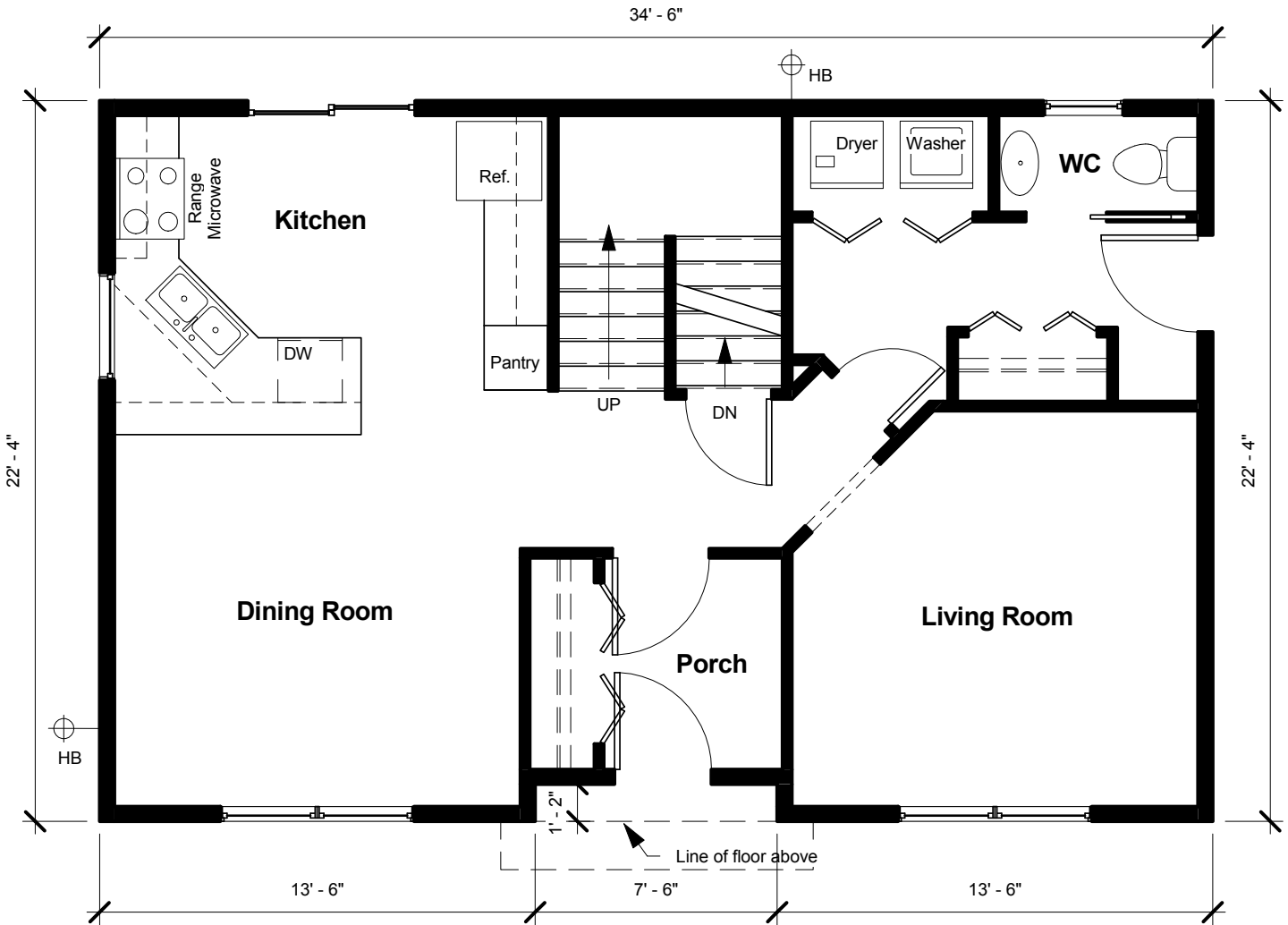
# SITE PLAN: 760 SQ FT (FOOTPRINT AREA)



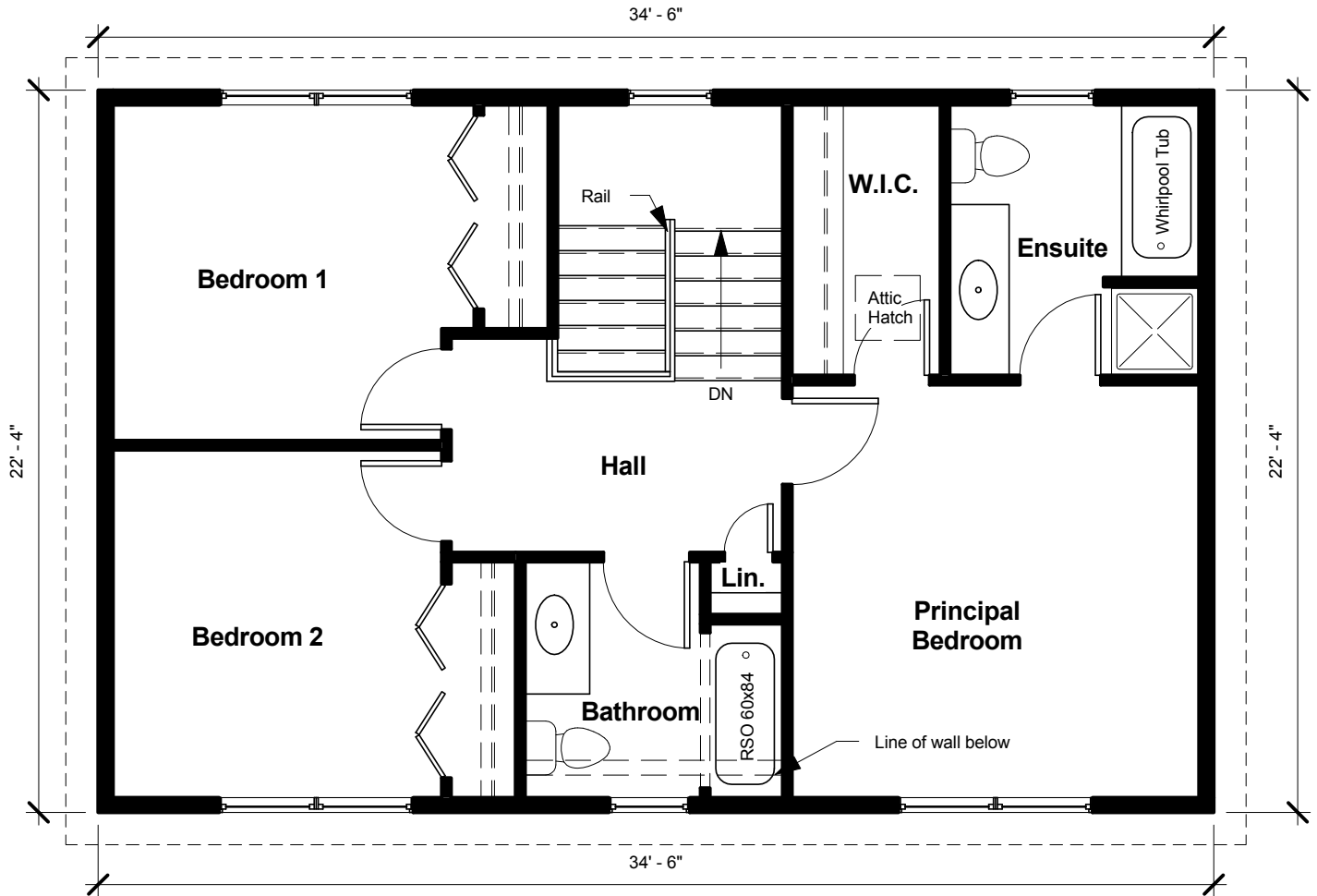
# MAIN FLOOR: 760 SQ FT



# SECOND FLOOR: 760 SQ FT



# SECOND FLOOR: 770 SQ FT





## STANDARD FEATURES

THE ORIGINAL • SINCE 2007  
**DESIGNSTUDIO**



Our fully integrated in-house Design Studio offers unmatched choice and expertise. Think of it as one-stop shopping with expert guidance. Our clients have secure accounts on karwood.com for all drawings, documents and communication. The Design Studio is available for your selections up until the cut-off date given to you by the Design Studio Coordinator. We also pride ourselves on our three client walk-throughs at the rough-in, drywall, and pre-delivery stages; and our Platinum 7 Year Atlantic Home Warranty certification.

### Excavation

- Standard excavation and backfill. No dewatering, rock or imported fill included
- Excess fill to remain on site
- Site clearing and grubbing (not included)
- Basement grading and pony walls to be determined on site by contractor

### Basement

- Concrete foundations walls and footings
- Dimple wrap foundation wall damp-proofing
- 4" weeping tile around perimeter
- Two basement windows
- Galvanized metal window wells (if required)
- Exterior walls framed and insulated

### Main Level – Floors

- Floor joists as per National Building Code
- 3/4" OSB floor sheathing (nailed, glued & screwed)
- Engineered wood interior stair (screwed & glued)

### Main Level – Walls

- 2" x 6" exterior wood frame walls (24" O.C.)
- R-20 insulation
- 7/16" OSB wall sheathing
- Breathable building paper
- Vinyl siding (builder's standard colors)

### Main Level – Roof/Ceiling

- Shingles (30 year Cambridge)
- 7/16" OSB roof sheathing c/w H-clips
- Pre-manufactured wood truss
- Insulated attic access hatch
- R-40 blown in cellulose insulation

### Windows and Doors

- Casement or single hung windows
- Casement with multi-point locks fold away handle
- One operable window per room
- 36" vinyl clad insulated steel exterior doors
- Exterior door knobs complete with deadbolts (keyed alike)
- Interior French door, 36" at front porch (if applicable)
- Satin Chrome hardware
- Privacy locks on all washrooms & master bedroom
- Low expansion foam around windows & exterior doors

### Interior Features

- Four interior wall colours (Benjamin Moore matte finish)
- Interior doors, trim and ceiling are builder white
- Primer and two coat paint finish
- Rounded drywall corners

- Garage interior taped and primed
- 4 1/8" colonial baseboards
- 2 1/2" colonial window and door trims
- Oak rails and spindles natural finish
- Pre-manufactured closet system

#### Exterior Features

- Backfilled to rough grade
- 10x10 pressure treated rear patio deck
- Pressure treated steps at main entrance

#### Mechanical/Electrical

- Two exterior electrical receptacles
- Two exterior frost free hose connections
- One exterior light at all exits (two at garage)
- Cable TV and telephone (eight total)
- Rocker Switches as Standard Light Switches
- Heat recovery ventilation system, complete with kitchen and bathroom timers
- Electric baseboard heaters
- Switched receptacle in living room
- Dishwasher rough-in
- Ice Maker Fridge Connection
- Microwave/range hood plug
- Washer/dryer rough-in in plastic housing
- 200 amp electrical panel
- 40 gallon hot water tank
- Fixtures as per builders samples (Delta)
- Vinyl exterior light fixture mounts

#### PREMIUM STANDARD FEATURES

- Professionally staffed Design Studio to guide you every step of the way
- In house design team using the latest 3D cad software
- All exterior doors keyed alike
- Detail construction drawings
- U-lay for ceramics
- Detail electrical plans
- Floor Sheathing is nailed, glued and screwed
- In house Architect consultations available
- Truss uplift detailing
- Homeowner information section at Karwood.com
- QA process (Master Builder)
- Written change orders
- Atlantic Home Warranty
- Firm pricing before construction begins
- Dimple wrap foundation
- Warranty on interior selections
- Benjamin Moore Paint
- Pre-engineered squeak free stairs
- Delta Faucets
- 3/4" floor sheathing
- Raised heel roof trusses for more insulation
- Large bright window sizes
- Industry leading window flashing details
- Leak suppression under door drainage pans
- 3' exterior doors
- Premium Vinyl exterior doors
- Large interior door widths
- 3 Detailed homeowner walk throughs
- Zero deficiency closings
- Dedicated closing coordinator
- Upgraded exterior deck details
- Industry leading HRV units

#### Notes:

All homes constructed to meet the standards set out by the National Building Code of Canada and the requirements of the local municipality. Additional requests can be accommodated at the Design Centre. Fees may apply. Specifications subject to change without notice.