

**16 ROSEGATE PLACE \$408,900**

1808 SQ. FT.



3 BEDROOMS



2.5 BATHS



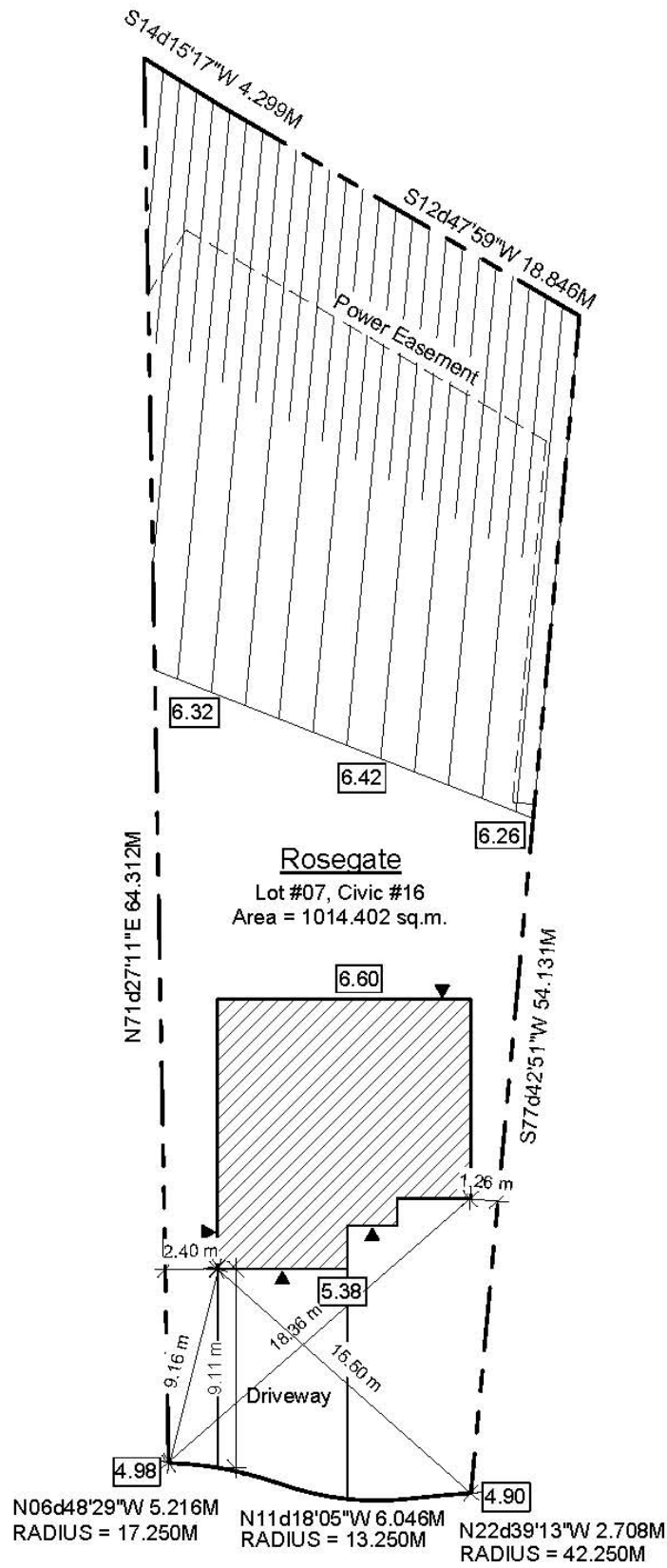
SINGLE GARAGE

Spacious three bedroom home, under construction by Karwood Contracting, has spacious open concept living area that is opened to the kitchen and dining room. Great for entertaining! The main floor also has laundry, half bath and a large mud room. Master bedroom has an en-suite with a walk in closet. The exterior has a back patio and a view of the pond and ocean, plus front landscaping and double paved driveway. Book your appointment today to pick out all the interior allowances to design this home to make it your own!

Basement: 858 sq ft
Main Floor: 1292 sq ft
Garage: 516 sq ft

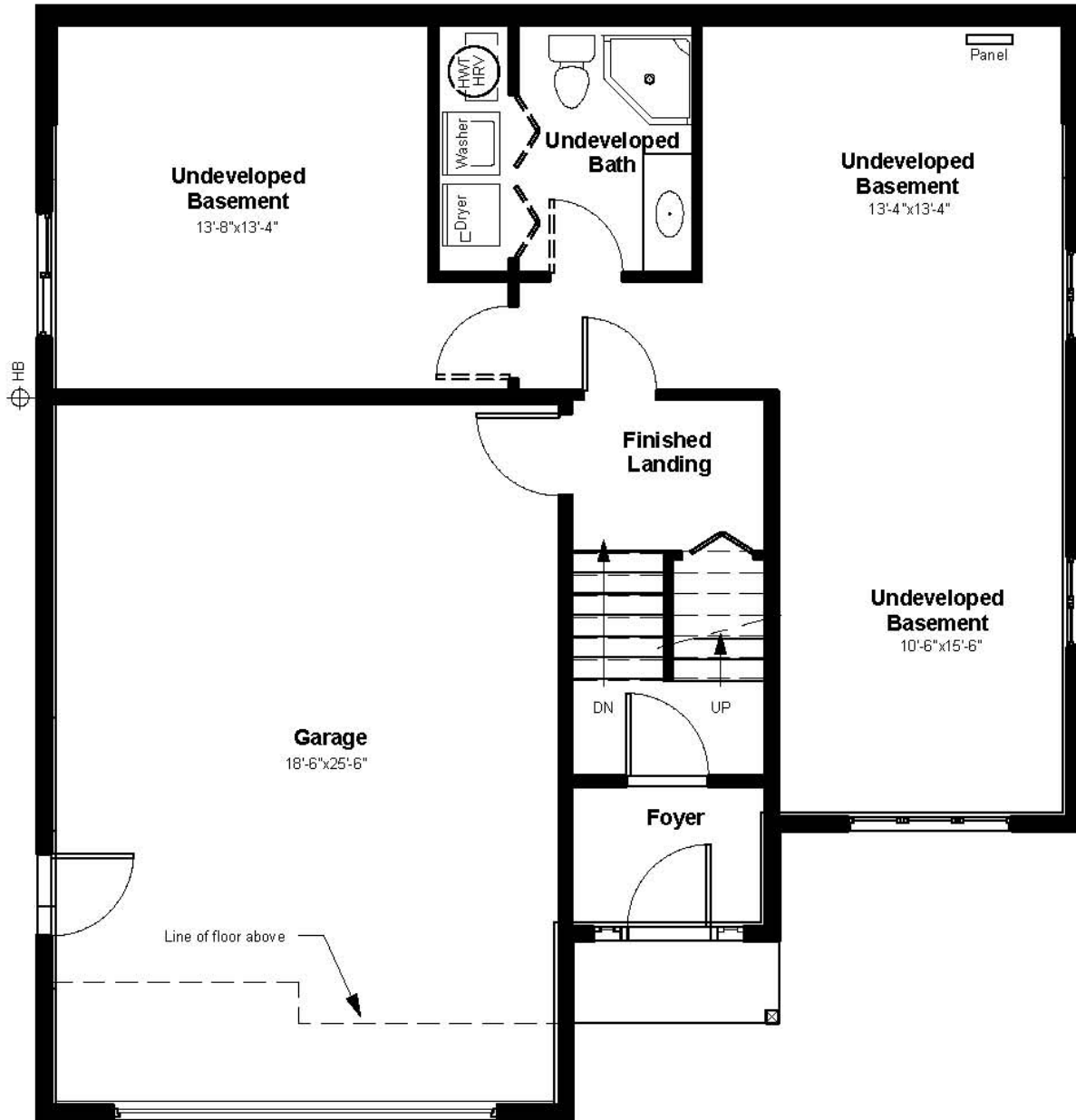
For more information or to view our other listings, visit karwood.com/homes or call (709) 782-7707.

SITE PLAN

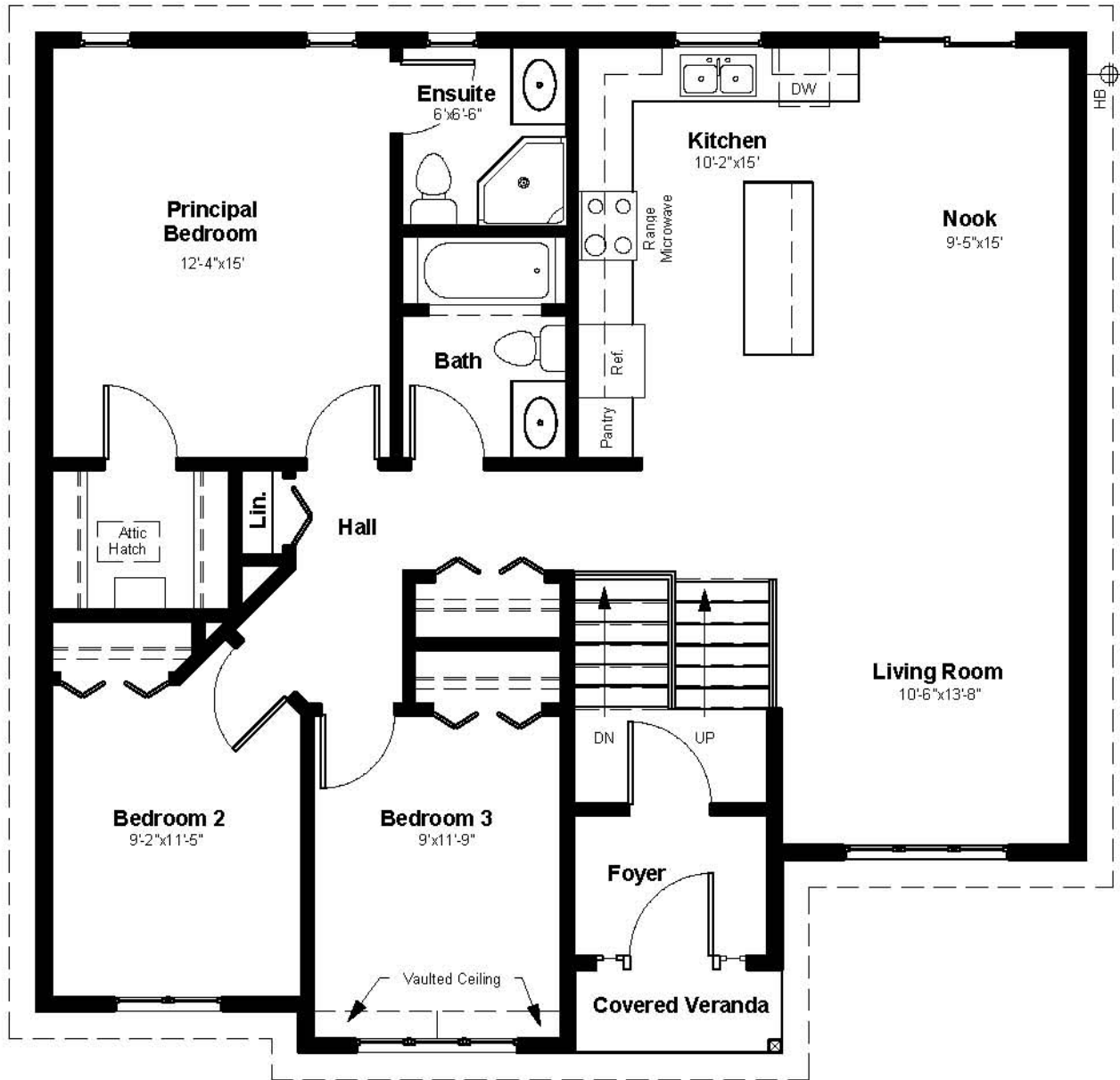


BASEMENT: 858 SQ FT

GARAGE: 516 SQ FT



MAIN FLOOR: 1292 SQ FT



Master Line

STANDARD FEATURES



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-50 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

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- 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

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.

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

