ALORA HOMES PRESENTS



NEW BUILDS MARCONI CRT LONDON ON



CALL SANDY HAYER @ 519-719-9926, 647-966-9433 or JATINDER RANDHAWA @ 647-712-4634

GENERAL INFO ABOUT NEW BUILDS

12 New Builds Available Price starting at: \$799,900 Cooperating Brokerage Commission (2%) Taxes not yet assessed Deposit 10% paid to builder in Trust Assignments are allowed, 10k assignment fee Appliances are not included Closings start in January 2022 **NOT ON MLS (EXCLUSIVE ONLY)**



SPECIFICATIONS FOR ALORA HOMES LTD NEW BUILDS

SITE WORK

- Excavate for foundation, backfill foundation and rough grade
- Install sanitary sewer, plus water, plus hydro service
- Spread topsoil when house is built
- Front sides and backyard sodded with asphalt driveway

FOUNDATION

- 8" Form and Pour
- Form and Pour 7ft 9"
- Supply and place concrete
- Supply and place 6" Bolts
- Supply and place weeping tile sump pit damp proofing system
- Supply and place 5" stone under basement slab and around tile
- Poured concrete basement floors, garage floor and front porch



FRAMING

- Framing construction with 2x6 exterior walls
- 2x4in interior walls of 16' o/c
- 5/8" OSB subfloor nailed and screwed
- Engineered roof trusses supplied and installed
- 7/16' OSB on the roof supplied and installed
- Asphalt shingles 25 years
- 9ft walls on main floor
- 8ft walls on second floor

STEEL & ENGINEERING

All structural steel as per size designed for existing load requirements



BRICK

- Brick on front elevation as per plan & brick around the sides and back from builders' samples.
- Stone and Stucco options available
- Stone sills at windows and doors

SLIDING

Continuous venting aluminum soffit, fascia and eavestrough

WINDOWS AND GARAGE DOOR(S)

- Vinyl clad windows throughout (White selection)
- Insulated garage doors as per builder samples



ELECTRICAL

- 100 AMP service, dedicated 120 volts circuits for fridge, stove, washer & dryer
- Install all light fixtures (allowance for lighting \$1000) from builder supplier
- All plugs and switches decora white
- Door chime front door
- 1 CO2 smoke detector per level
- 50-90 cfm bathroom fans
- A/C wiring up to 20 AMP
- 7 Interior pot lights
- Central-Vac rough in

PLUMBING

- Plumbing fixtures in all bathrooms from builders samples
- Toilets and sinks as per builder samples
- Double stainless steel sink in kitchen
- Two outside taps
- Sump pump supplied and installed
- Rough in 3pc in basement
- All bathroom sinks china

- Water meter installed by London Hydro
- Water lines to be all plastic piping
- Tankless water heater is a rental

HEATING & COOLING

- High Efficiency forced air, gas heating
- A/C installed 2 ton
- Fresh air vent from outside into cold air return
- Gas meter installed by Union Gas according to Union Gas Policy
- 49" Electric Fireplace from builder sample
- HRV Simplified

KITCHEN AND BATHROOMS & LAUNDRY

- Kitchen as per builders plan and samples
- Solid surface countertops in kitchen and bathrooms from builder sample
- Walk-in kitchen pantry (as per model) with wire shelving and light
- 5ft tub unit in main bathroom
- Acrylic shower unit in master bath



INSULATION AND DRYWALL

- R50 blown insulation in ceiling
- R31 batts insulation in sloped ceiling
- R22 batts insulation in exterior walls
- R20 blanket in basement (7.5ft and all around) exterior walls only
- Covered in 6 mil poly
- C.D board where trusses are 24" O.C
- ½" drywall on the rest
- Board and tape ready for painting
- Orange Peel Texture (not bathrooms or closets)

PAINTING

- TWO Colours of pant from builders selection
 - Dark colours are at an extra charge as well as additional colours for any accent walls

CARPET AND FLOORING

- Ceramic tile in foyer, laundry and bathrooms
- Carpet to be installed in bedrooms and stairs
- 12mm Laminate flooring on main level and upper hall

STAIRS

 Carpet stairs with painted grade railing with iron or wooden square spindles

MIRRORS

Standard mirrors in bathroom vanities



TELEPHONE OR ETHERNET

TWO bell outlets roughed-in

T.V. OUTLETS

• 2 T.V Outlets roughed-in

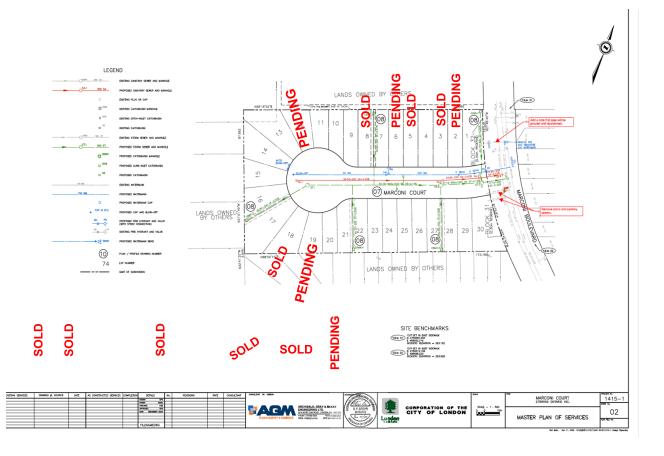
7 YEAR TARION WARRANTY INCLUDED IN PRICE

PRICE STARTING AT: \$799,900



LOTS AVAILABLE

- 12 Lots Available
 - (Lots 3, 5, 8 & 18 are <u>SOLD</u>)
 - *Lots 2, 6, 12,19 arecurrentlypending*



LOT PRICES

Lot 2-6:

1600 SQFT: \$799,900 for Bianca II

1710 SQFT: \$834,900 for The Bianca

1800 SQFT: \$869,900 for EMMA I, \$879,900 for EMMA II and EMMA III

1800 SQFT: \$879,900 for Valentina

Lot 7: Price: +\$10,000 Premium

Lots 9 Price: +\$20,000 Premium

Lots 11 and 12: \$20,000 Premium

Lot 19: \$25,000 Premium

AVERAGE LOT SIZE:

32-35 FEET IN FRONT BY 120 IN DEPTH



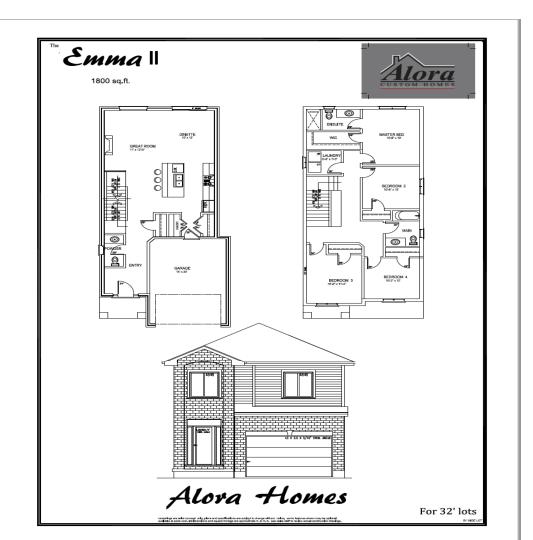
NEW BUILD LAYOUTS

BY ALORA HOMES



EMMA II

1,800 SQFT



EMMA I 1800 SQFT



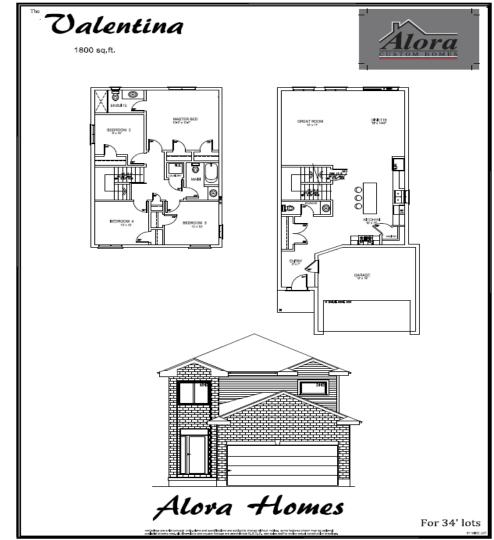
EMMA III

1800 SQFT



VALENTINA

1800 SQFT Lot 11, 12 and 19

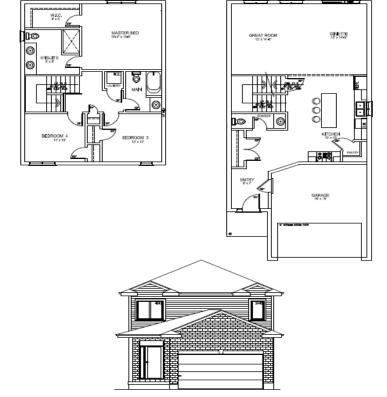


THE BIANCA

1710 SQFT







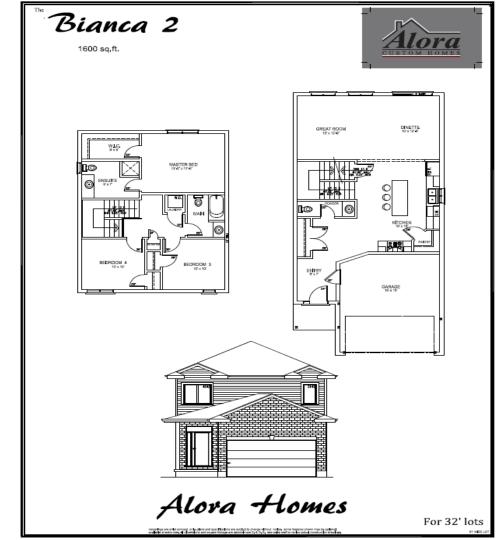
Alora Homes

rangedraps are with concept only alone and specifications are subject to change without notice, some features shown may be optioned.

For 32' lots

THE BIANCA II

1600 SQFT



EXISTING HOME BUILT BY ALORA HOMES







PREVIOUS BUILT HOUSES BY ALORA HOMES







KITCHEN & LIVING AREA







ROOMS/LIVING AREAS







BEDROOMS

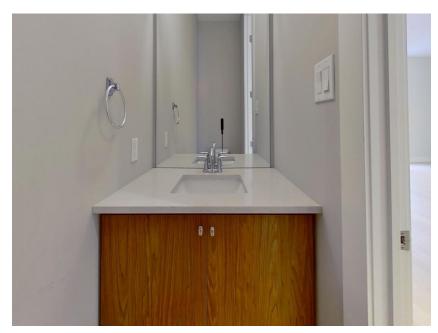








BATHROOM & LAUNDRY ROOM







WALK-IN CLOSET









BASEMENT





GARAGE







If you have any questions, please feel free to reach us at: Phone: 519-719-9926, 647-966-9433 or 647-712-4634

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