

# SIMCOE WOODS

## SIGNATURE FINISHES DEFINE THE ROSEHAVEN STYLE



UP TO  
**\$187,000**  
FREE VALUE

OTHER BUILDERS MAY NOT OFFER

### Of the many luxury features, here is a short list of 21

1. Inspiring Traditional, and French Provincial architectural designs finished with stone, stucco, and genuine clay brick detailing (including sides and rears) as per elevations. Pre-cast detailing such as: arches, keystones, banding & sills to front elevations.....**\$Priceless**
2. Six foot (6'0") wide vinyl sliding patio door with transom window above at rear of home, as per plan .....**\$5,500**
3. Nine foot (9') high smooth ceilings throughout the ground floor. Eight foot (8') high stipple ceilings on the second floor and/or loft. Three storey townhomes with 9' high smooth ceilings throughout ground floor and second floor. Three storey townhomes with 8' stipple ceilings on the third floor.....**\$24,900**
4. Raised 9'0" smooth coffered ceilings in primary bedroom, as indicated on plans .....**\$8,500**
5. Smooth finish 7'0" tall "Carrara" interior passage & closet doors complete with "Nickel finish" hinges and lever handles. Privacy door locks on all bathrooms. ....**\$8,500**
6. Single-sided gas fireplaces with a white cabinet mantel, as per plan.....**\$4,900**
7. 12" x 24" imported ceramic floor tile in front foyer, all bathrooms and finished laundry rooms, as per plan. Installed in a stacked pattern.....**\$15,500**
8. 8" x 16" stacked imported ceramic tile in all bathtub enclosures and non-glass walls in showers up to ceiling, as per plan.....**\$16,900**
9. 5" wide durable vinyl plank flooring on ground floor hall, living/dining, family room, great room, study, and kitchen on all Single Detached and Loft Townhomes, as per plan. 5" wide durable vinyl plank flooring on ground floor hall and rec room, and second floor great room and kitchen in three storey townhomes.....**\$21,800**
10. Full depth fridge upper with crown moulding and fridge gables as required, as per plan. Stone kitchen counter tops with a mitered edge and a clean-cut finish where countertop meets the wall.....**\$8,600**
11. Upgraded 5'0" freestanding tub to primary ensuite bathroom, with deck mounted polished chrome faucet, as per plan. Separate shower stalls feature frameless glass enclosure with a glass door, mosaic shower floor including a recessed waterproof ceiling light .....**\$12,600**
12. White two door cabinet in powder room with stone countertop and white undermount sink, as per plan, including polished chrome faucets. ....**\$4,100**
13. Rosehaven Homes introduces "H.E.R.S." Home Energy Rating System to Simcoe Woods in Innisfil.....**\$7,900**
14. All homes are equipped with a "Power Pipe Heat Exchanger". A heat recovery system which provides energy savings to heat your home's hot water. Drain pipe(s) in the basement will receive the "drain water heat recovery system" .....**\$2,100**
15. 200 AMP electrical service with circuit breaker panel and copper wiring throughout. ....**\$1,600**
16. Rough-in for future electric vehicle charging station, consisting of a conduit connected to an electrical box in the garage .....**\$2,600**
17. Décor white switches and plugs throughout .....**\$1,800**
18. Barbeque gas line to rear of home.....**\$1,100**
19. 3/4" Tongue and groove sub-flooring and engineered floor joists throughout.....**\$18,500**
20. Two (2) coat paved driveway, at no additional cost.....**\$4,100**
21. Basement cold cellar.....**\$15,500**

All values indicated are approximate and have been estimated by Rosehaven Homes. Some items noted above may not be available on all plans refer to design/home brochures to see if the item is available and refer to Standard Appointments handout for full detailed description of each item.

