


Lakeland HOMES LTD

P R E S E N T S



OAKWOOD
TRAILS



**LUXURY TOWNHOMES
STARTING AT \$382,900**

ANGIE GOULET & ASSOCIATES
(SALES REPRESENTATIVES)
519-997-4460

RE/MAX[®]
PREFERRED REALTY LTD., BROKERAGE
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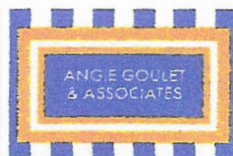
L A K E L A N D - H O M E S . C A



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RE/MAX



RE/MAX
 Preferred Realty Ltd., Brokerage
 Independently Owned and Operated.

Lakeland
 HOMES LTD



STANDARD FEATURES AND AMENITIES



FOUNDATION

- POURED CONCRETE FOOTINGS AND FOUNDATION WALLS
- EXTERIOR OF FOUNDATION WALLS HAVE DELTAWRAP MEMBRANE TO HELP PREVENT LEAKS
- CONCRETE FRONT PORCH AND STEPS
- REAR COVERED PATIO WITH COMPOSITE DECK AS PER FLOOR PLAN

FRAMING SPECIFICATIONS

- 2" X 6" EXTERIOR STUDS, WITH HOUSEWRAP SHEETING
- 2" X 4" SPRUCE INTERIOR WALLS
- 2" X 10" SPRUCE FLOOR SYSTEM OR ENGINEERED FLOOR SYSTEM AT BUILDER'S DISCRETION
- FLOORS NAILED, GLUED AND SCREWED
- ENGINEERED ROOF TRUSSES ON 24" CENTRES WITH ROOF SHEATHING
- DASHWOOD CASEMENT WINDOWS ON MAIN FLOOR
- SLIDING PATIO DOOR
- VINYL SLIDING BASEMENT WINDOW(S)
- ALL EXTERIOR GLASS IS LOW-E, ARGON FILLED ENERGY STAR RATED
- ELEGANT 9' CEILING HEIGHTS THROUGHOUT THE MAIN FLOOR
- TRAY CEILINGS IN FAMILY ROOM (OPTIONAL IN MASTER BEDROOM)

ROOFING

- SELF SEALING LIMITED LIFETIME WARRANTY FIBERGLASS ASPHALT SHINGLE, COLOR IS PRE-SELECTED BY BUILDER
- ROOF VENTS PLACED THROUGHOUT THE ROOF PER CODE
- ICE AND WATER SHIELD APPLIED TO ALL VALLEYS OF THE ROOF

PLUMBING

- ALL HOME PLUMBING FIXTURES ARE INCLUDED WHICH ARE SHOWN ON FLOOR PLAN OF HOME
- ALL WATER CLOSETS, SINKS AND TUBS ARE TO BE WHITE IN COLOR UNLESS OTHERWISE STATED
- PREMIUM UNDER MOUNTED SINKS WILL BE INSTALLED IN ALL BATHROOMS
- PREMIUM KITCHEN FAUCET WITH PULL OUT SPRAYER
- ONE PIECE 5 FOOT LOW MAINTENANCE ACRYLIC TUB/SHOWER UNIT INSTALLED IN MAIN BATHROOM
- ELONGATED TOILETS INCLUDED
- TILED SHOWER IN ENSUITE BATH, COMPLETED WITH WATERPROOF MEMBRANE, SLOPED CONCRETE FLOOR AND PREMIUM PORCELAIN TILES AND GLASS ENCLOSURE

- OPTIONAL SOAKER TUB (IN RUTHERFORD AND SILVERDALE)
- LAUNDRY ROOM WILL HAVE LAUNDRY TUB WITH FAUCET AS PER PLAN
- 2 FROST FREE EXTERIOR HOSE BIBS, ONE TO BE INSTALLED IN THE GARAGE, THE OTHER AT THE SIDE OR REAR OF THE HOME AS PER BUILDER LOCATIONS
- ROUGH IN 3 PIECE BATHROOM IN BASEMENT (DRAINS ONLY)
- SUBMERSIBLE SUMP PUMP SUPPLIED AND INSTALLED
- SEWAGE EJECTOR AND PIT SUPPLIED AND INSTALLED IN BASEMENT IF NECESSARY
- BUILDER MAY SUBSTITUTE ALL FIXTURES WITH EQUIVALENT OR BETTER FIXTURE BY SUBSTITUTE MANUFACTURER

HEATING AND COOLING

- HIGH EFFICIENCY FURNACE AND CENTRAL AIR CONDITIONING UNIT SIZED ACCORDING TO ONTARIO BUILDING CODE
- HEAT RECOVER VENTILATION UNIT (HRV) INSTALLED SIMPLIFIED METHOD WITH MINIMUM OF 75% EFFICIENCY WILL BE INSTALLED ON ALL TOWNHOME UNITS
- BATHROOM FANS WILL BE INSTALLED IN ALL FINISHED BATHROOMS AND VENTED TO EXTERIOR
- RENTED TANKLESS HOT WATER TANK (THROUGH VISTA)
- RANGE HOOD FAN TO BE PROVIDED AND INSTALLED BY AN APPROVED LAKELAND INSTALLER AT THE OWNERS EXPENSE PRIOR TO OCCUPANCY INSPECTION

ELECTRICAL

- 200 AMP ELECTRICAL PANEL
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS WILL BE SUPPLIED AND INSTALLED
- THERE WILL BE AN INSTALLATION CHARGE FOR CEILING FANS AND LARGER LIGHT FIXTURES
- 1 TELEPHONE OUTLET
- 1 CABLE TELEVISION OUTLET
- 1 CAT 6 OUTLET
- POT LIGHTS AS PER PLAN
- PREMIUM DECORA LIGHT SWITCHES INSTALLED THROUGHOUT HOME
- THERE WILL BE A \$1500 LIGHT FIXTURE ALLOWANCE TO BE USED AT THE LIGHTING BOUTIQUE ONLY
- BUILDER'S ELECTRICIAN WILL INSTALL LIGHT FIXTURES AT ONE TIME; ANY FIXTURES NOT PRESENT AT THE TIME OF THE SCHEDULED INSTALL WILL NOT BE INSTALLED
- 2 EXTERIOR GFI PLUGS WILL BE INSTALLED, ONE IN FRONT OF HOME, ONE IN REAR



STANDARD FEATURES AND AMENITIES



- ELECTRICAL PLUGS WILL BE INSTALLED IN ALL ROOMS AND WILL MEET THE ONTARIO BUILDING CODE / ESA
- DOOR CHIME SUPPLIED AND INSTALLED
- OPTIONAL UNDER CABINET WIRING AND LIGHTING AVAILABLE FOR PURCHASE THROUGH LAKELAND APPROVED SUPPLIER
- ROUGH IN ALARM WIRING (MONITORING CONTRACT AVAILABLE FOR PURCHASE)

INSULATION

- ALL INSULATION TO BE INSTALLED WILL MEET OR EXCEED THE CURRENT ONTARIO BUILDING CODE
- INSULATED GARAGE DOOR

PAINT/DRYWALL

- YOUR CHOICE FROM BUILDER'S SELECTION, OF TWO EGGSHELL DULUX PAINT WALL COLORS
- FLAT PAINT FOR CEILING, SEMI-GLOSS TRIM AND DOORS WILL BE PRE-SELECTED OFF-WHITE COLOR
- ENTIRE GARAGE FULLY DRYWALLED, TAPED, SANDED AND PRIMED
- ANY ADDITIONAL WALL COLORS OR OTHER CUSTOM PAINT TREATMENTS WILL BE AN EXTRA CHARGE

EXTERIOR CLADDING

- MAX SIZED BRICK, STONE AND HARDIE BOARD SIDING (AS PER FRONT ELEVATION PER UNIT SELECTED)
- VINYL SOFFITS, ALUMINUM FASCIA, EAVESTROUGHS AND DOWNSPOUTS
- DECORATIVE ADDRESS MONUMENT, SUPPLIED AND INSTALLED ON FRONT ELEVATION OF HOME
- ALL EXTERIOR COLORS HAVE BEEN PRE-SELECTED BY THE BUILDER AND WILL REMAIN CONSISTENT THROUGHOUT THE DEVELOPMENT

FLOORING

- HARDWOOD FLOORS TO BE INSTALLED IN THE GREAT ROOM, KITCHEN AND EATING AREA
- CARPET INSTALLED FOR MASTER BEDROOM AND BEDROOM 2
- PREMIUM PORCELAIN TILES WILL BE INSTALLED IN: FOYER, MAIN BATHROOM FLOOR, LAUNDRY ROOM, ENSUITE BATHROOM FLOOR, ENSUITE BATHROOM TUB/SHOWER AREA OR FULL SHOWER AREA

TRIM

- COLONIAL STYLE HOLLOW CORE DOORS 80" TALL
- COLONIAL 5 ¼" MDF BASEBOARDS
- COLONIAL 2 ¾" MDF CASING
- LEVER HANDLES FINISHED IN BRUSHED CHROME/NICKEL FINISH
- ALL HARDWARE TO MATCH DOOR LEVERS

FIREPLACE

- NAPOLEAN GAS FIRED FIREPLACE 18,000 BTU INSTALLED IN GREAT ROOM WITH MDF MANTLE & SURROUND

KITCHEN CABINETS AND VANITY & CLOSET SHELVING

- KITCHEN CABINETS AND VANITY INSTALLED AS PER PLAN FROM BUILDER'S STANDARD SELECTION
- KITCHEN CABINETS WILL HAVE CROWN MOLDING AND LIGHT VALANCE
- KITCHEN CABINETS AND VANITY WILL HAVE GRANITE/QUARTZ COUNTERTOPS AS PER PLAN
- VINYL WRAPPED WIRE SHELVING IS INCLUDED IN ALL CLOSETS AS PER BUILDER'S SPECIFICATIONS

EXTERIOR LANDSCAPING

- FULLY SODDED PROPERTY WITH INDIVIDUALLY CONTROLLED SPRINKLER SYSTEM
- CONCRETE DRIVEWAY AND WALKWAY TO FRONT DOOR
- REAR YARD DRAINAGE INSTALLED WITH CATCH BASIN AT ELEVATION SET BY ENGINEERED DESIGN
- COMPOSITE DECKING UNDER BACK PATIO
- LANDSCAPE FRONT LAWN

*CHEQUE DEPOSIT SCHEDULE

- \$20,000 UPON ACCEPTANCE OF OFFER
- \$20,000 UPON COMPLETION OF FOUNDATION
- \$20,000 UPON COMPLETION OF FRAMING



ABOUT THE AREA



Welcome to Oakwood Trails! Located in a serene neighborhood that is right in the heart of Lakeshore, it is the perfect community for retirees and all families looking for maintenance-free living.

Minutes away from Oakwood Trails, you will find everything you need such as: pharmacies, restaurants, grocery and retail stores and much more.

The Town of Lakeshore is celebrated for being family friendly with several community groups, daycares and top schools to choose from. Regularly scheduled events like the **Annual Sunsplash Parade** and **Classic Car Cruise** are always enjoyed by many. Several times throughout the year, you can **Stroll the Street** for an enjoyable experience that brings people and local businesses together.

There are plenty of outdoor activities close by to choose from. The Lakeshore community is located on Lake St. Clair and offers beautiful parks, boating, golf courses, and conservation areas.

Within walking distance is the Atlas Tube Centre, a newer complex which consists of a library, gymnasium, ice pads, an expansive aquatic centre, and it also offers outdoor soccer fields, multi-use courts and more.

Your new home awaits you in this family friendly waterfront community that will offer you a lifestyle of convenience, leisure and entertainment



EXTERIOR OPTIONS



Iron Gray (Hardie Board)



Aged Pewter (Hardie Board)

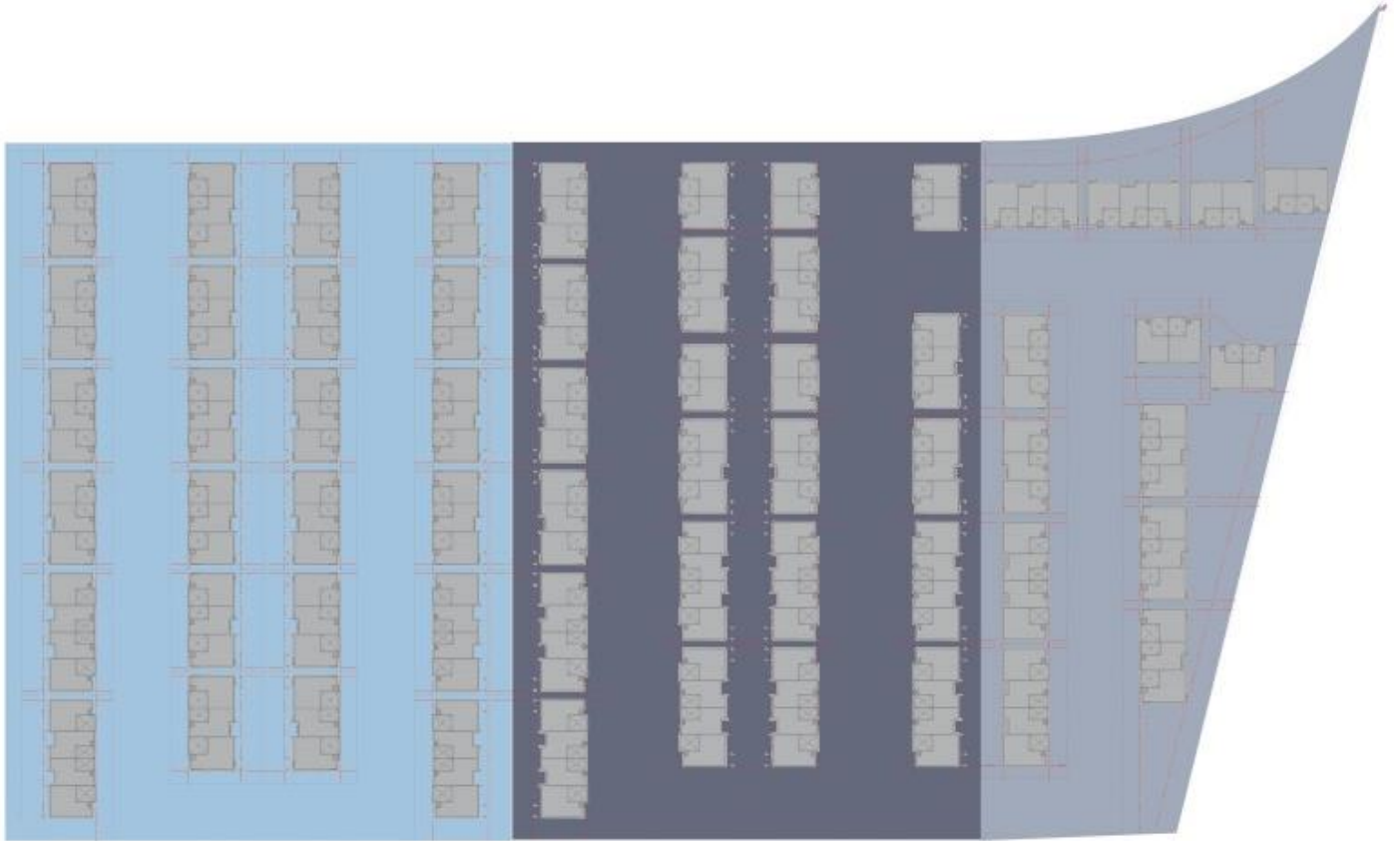


Labrador (Brick)



Williamsburg Tudor (Brick)





PHASE #1
3-Plex Townhomes: 20 (60 Residences)
4-Plex Townhomes: 4 (16 Residences)

PHASE #2
3-Plex Townhomes: 10 (30 Residences)
4-Plex Townhomes: 8 (32 Residences)
Semi-Detached: 5 (10 Residences)

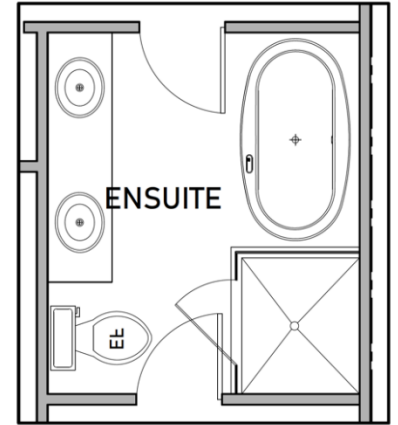
PHASE #3
3-Plex Townhomes: 7 (21 Residences)
4-Plex Townhomes: 2 (8 Residences)
Semi-Detached: 4 (8 Residences)

The Rutherford (3-Plex End Unit) 1426 SF

TWO BEDROOMS – 2 BATHS – 2 CAR GARAGE

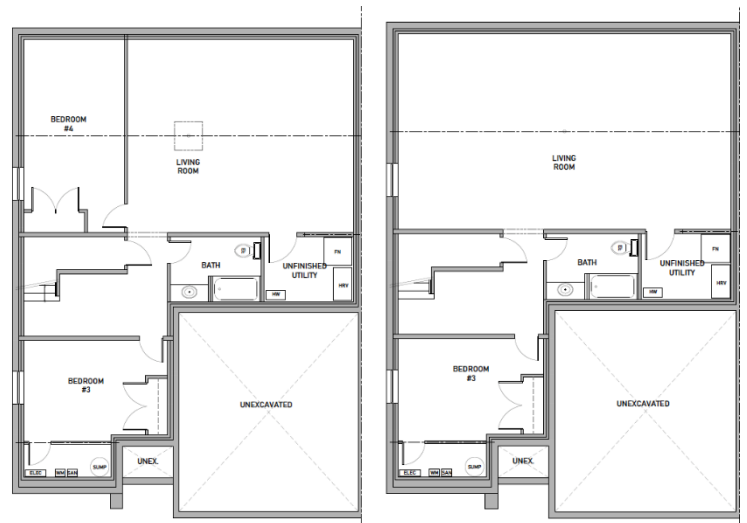
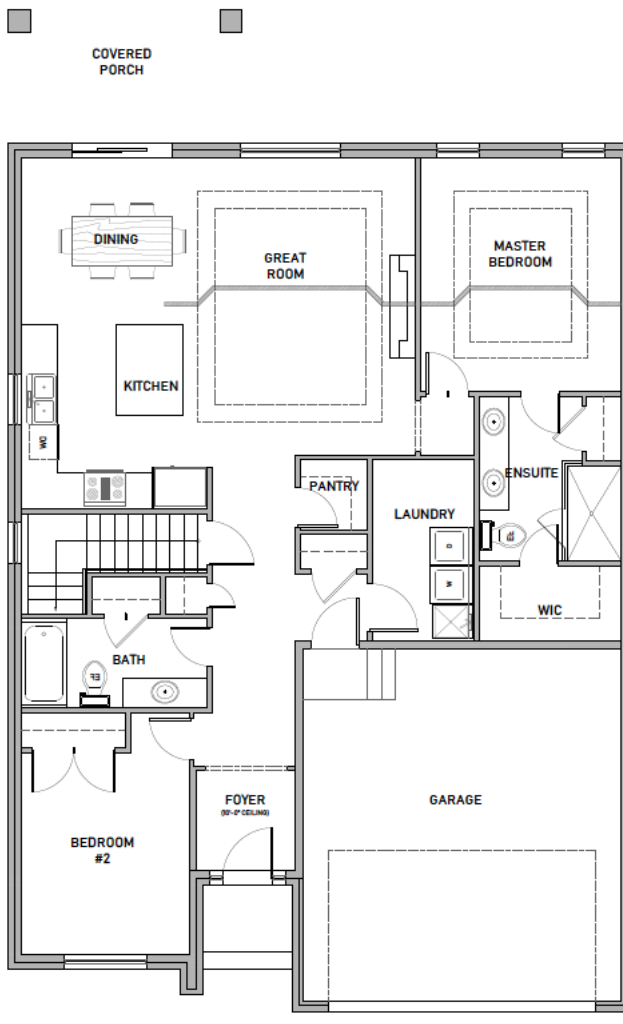


Optional Bath Layout



OVERVIEW

- 80" DOORS THROUGHOUT (OPTION FOR 8' DOORS ON MAIN FLOOR)
- COVERED PORCH
- 2 CAR GARAGE
- TWO BEDROOMS INCLUDING MASTER BEDROOM WITH 4 PIECE ENSUITE (OPTION FOR 5 PIECE)
- 11 POTLIGHTS INCLUDED
- TRAY IN GREAT ROOM
- OPTIONAL TRAY IN MASTER BEDROOM
- NAPOLEAN FIREPLACE WITH MDF MANTLE

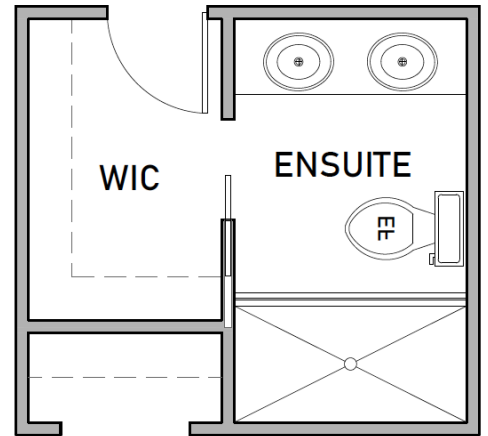


Optional Basement Layouts

The Luxington (3-Plex Middle Unit) 1202 SF

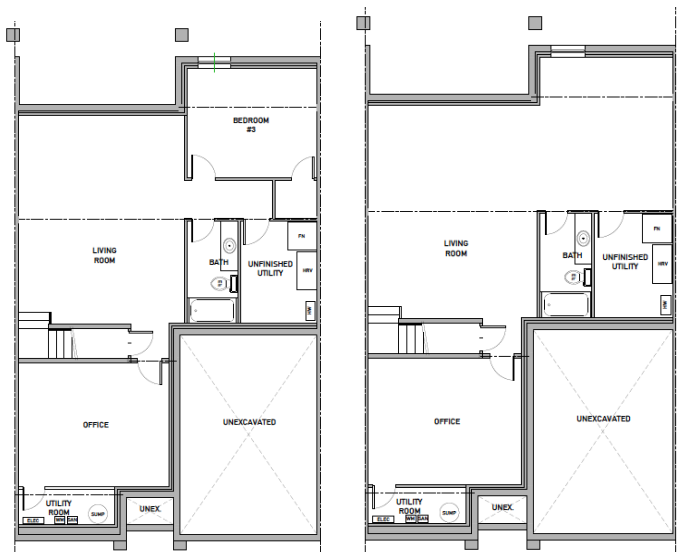
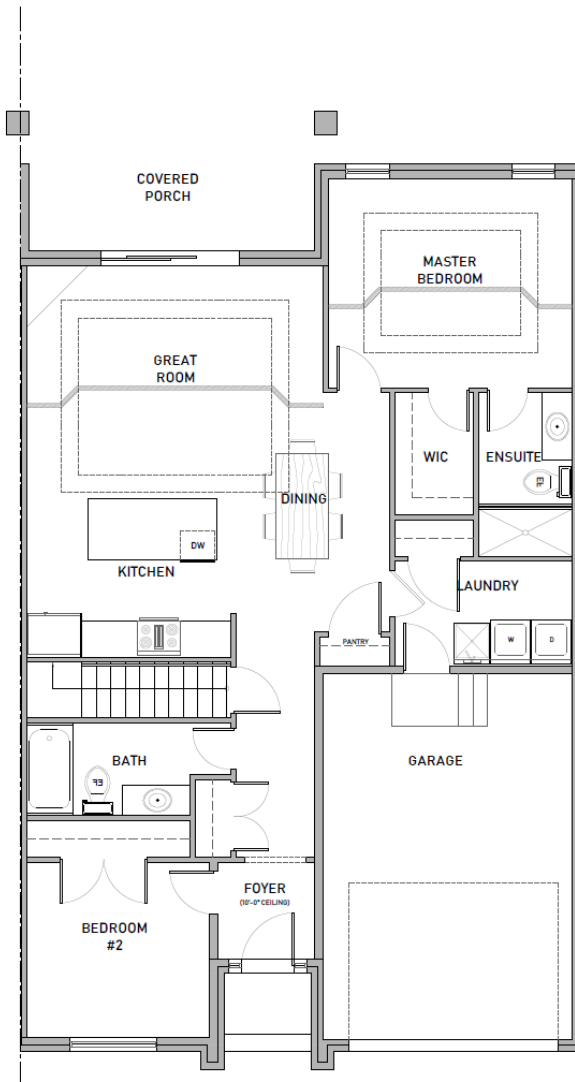
TWO BEDROOMS – 2 BATHS – 1.5 CAR GARAGE

OPTIONAL BATHROOM LAYOUT



OVERVIEW

- 80" DOORS THROUGHOUT (OPTION FOR 8' DOORS ON MAIN FLOOR)
- COVERED PORCH
- TWO BEDROOMS
- MASTER BEDROOM WITH 3 PIECE ENSUITE (OPTION FOR 4 PIECE)
- 10 POTLIGHTS INCLUDED
- TRAY CEILING IN GREAT ROOM
- OPTIONAL TRAY CEILING IN MASTER BEDROOM
- NAPOLEAN FIREPLACE WITH MDF MANTLE



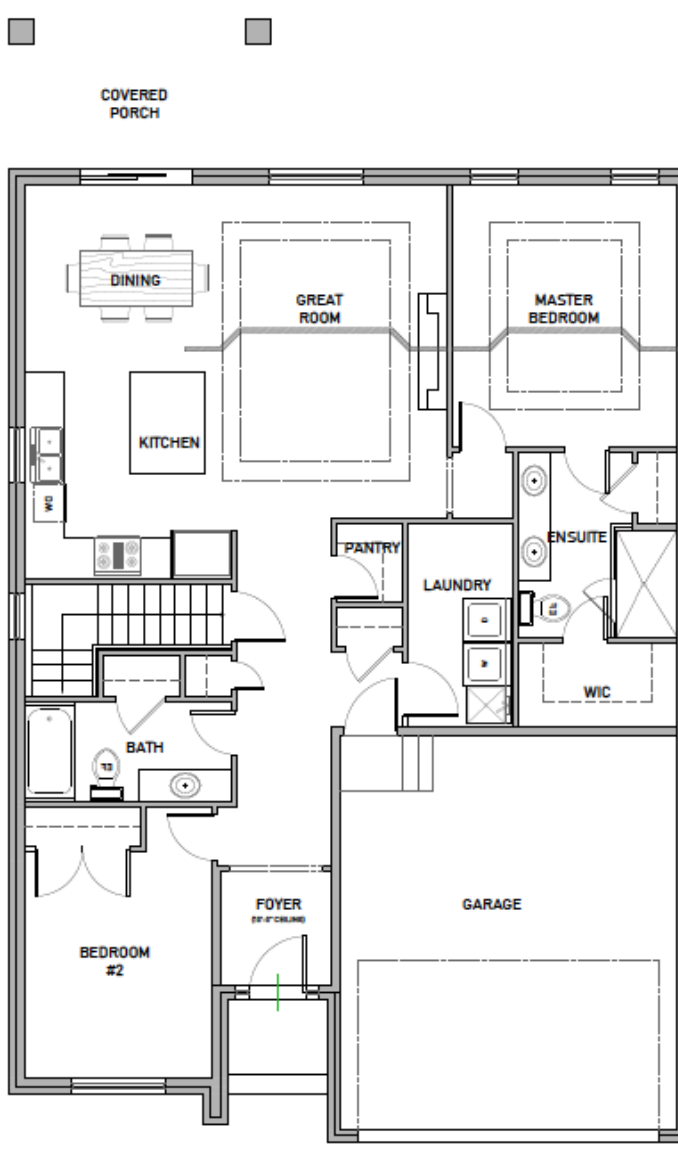
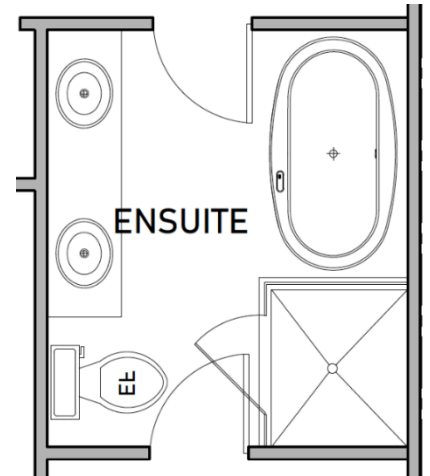
OPTIONAL BASEMENT LAYOUTS

The Silverdale (4-Plex End Unit) 1395 SF

TWO BEDROOMS – 2 BATHS – 2 CAR GARAGE

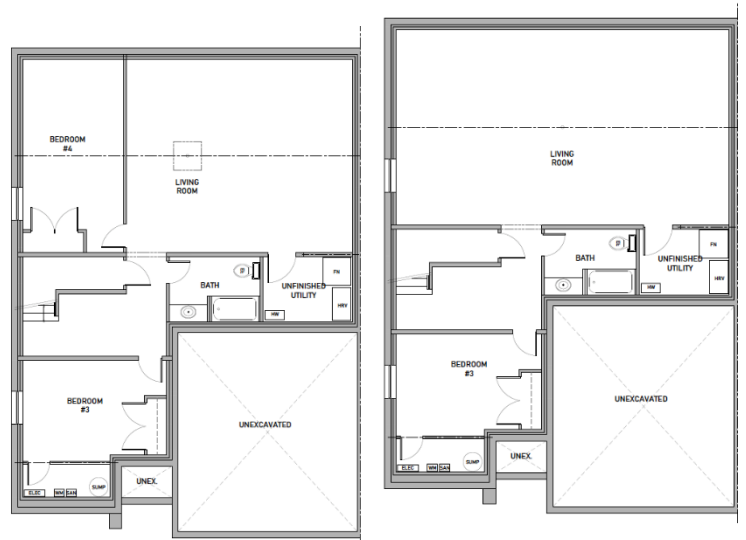


OPTIONAL BATHROOM LAYOUT



OVERVIEW

- 80" DOORS THROUGHOUT (OPTION FOR 8' DOORS ON MAIN FLOOR)
- COVERED PORCH
- 2 CAR GARAGE
- TWO BEDROOMS INCLUDING MASTER BEDROOM WITH 4 PIECE ENSUITE (OPTION FOR 5 PIECE)
- 11 POTLIGHTS INCLUDED
- TRAY IN GREAT ROOM
- OPTIONAL TRAY IN MASTER BEDROOM
- NAPOLEAN FIREPLACE WITH MDF MANTLE

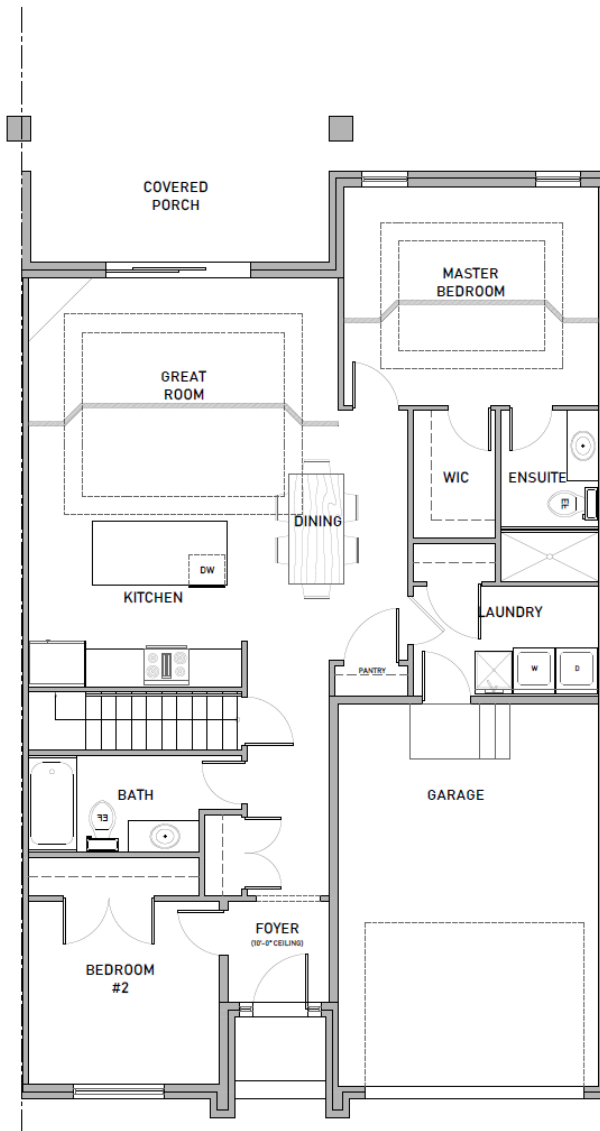
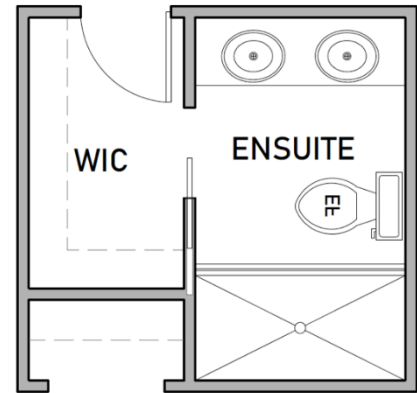


OPTIONAL BASEMENT LAYOUTS

The Copperton (4-Plex Middle Unit) 1150 SF

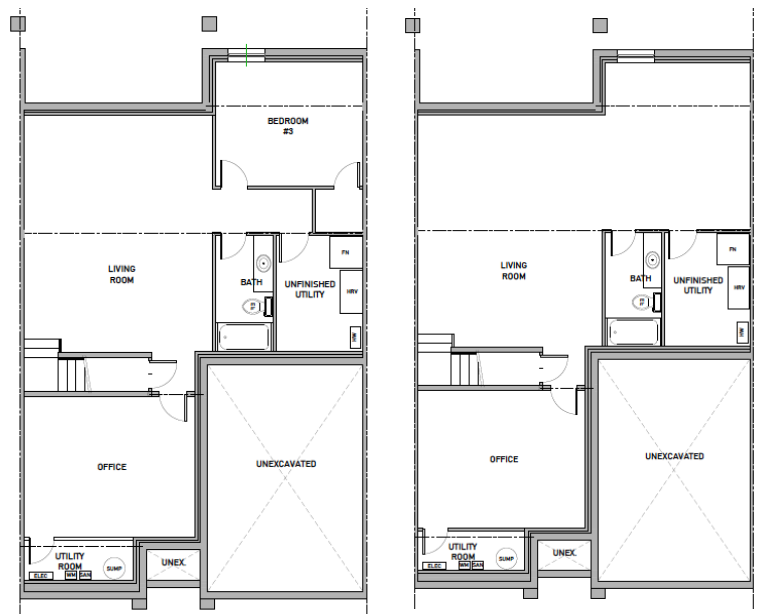
TWO BEDROOMS – 2 BATHS – 1.5 CAR GARAGE

OPTIONAL BATH LAYOUT



OVERVIEW

- 80" DOORS THROUGHOUT (OPTION FOR 8' DOORS ON MAIN FLOOR)
- COVERED PORCH
- TWO BEDROOMS
- MASTER BEDROOM WITH 3 PIECE ENSUITE (OPTION FOR 4 PIECE)
- 10 POTLIGHTS INCLUDED
- TRAY CEILING IN GREAT ROOM
- OPTIONAL TRAY CEILING IN MASTER BEDROOM
- NAPOLEAN FIREPLACE WITH MDF MANTLE



OPTIONAL BASEMENT LAYOUTS



ABOUT THE DEVELOPER



Mike McMahon & Andre Goulet (Lakeland Homes)

At Lakeland Homes, we offer the ultimate in custom luxury homes in Essex County at a premium quality and value, above the competition. We pride ourselves in our unique work ethic, commitment to quality, and attention to details. In the end, the client's home is built in a timely fashion, to a high caliber finish with the utmost of skill.

We designed our build process so it is efficient and enjoyable for each of our customers. When questions or concerns are brought forth during the building process, we are always able to handle them in a timely and efficient manner. Our goal is to ensure that each customer is 100% satisfied with every step of the build process.

We are unique in that we have a seamless project management system and a passion for the fine details. No house closes until after passing a rigorous 150-point quality inspection. Our job doesn't end when your dream home has been completed. We support our customers with prompt and efficient after-sale service. We use our valuable customer feedback to constantly improve our products and processes.

**CONTACT ANGIE GOULET & ASSOCIATES TO FIND OUT MORE ABOUT THIS EXCITING DEVELOPMENT:
OFFICE: 519.997.4460 E-MAIL: IMOVEWINDSOR@GMAIL.COM**