



Silver Beach Developments Ltd.
1827 Wigamog Road
Haliburton, ON K0M 1S0
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Toll Free: 1.877.472.2082

Standard Features

INTERIOR

General Interior Features

- Standard 9 ft. (+/-) ceilings on main level. 8 ft. (+/-) in loft and basement areas
- Gypsum board on interior walls and ceilings decorated with flat paint. Semi-gloss paint in kitchens, bathrooms doors and trim
- Choice of interior doors from builder's samples
- Knockdown ceilings in all finished rooms
- Propane fireplace on main level as per plan
- Privacy door locks to all bathrooms
- Cathedral ceilings in loft foyer areas as per plan
- Engineered Hardwood Floors in Dining & Living Rooms
- Ceramic floors in kitchens, bathrooms, powder rooms and laundry areas as per plan
- Nylon wall to wall 35 oz. Broadloom or 50 oz. Berber in all other finished rooms and stairs
- High density upgraded underpad
- Oak railings and pickets where applicable

Kitchen Features

- Double stainless steel sink with Price Pfister single lever pull-out faucet
- Quality Oak or Maple kitchen cabinets with oversized, 39" upper cabinets.
- Granite countertops standard.
- Ceramic tile floors standard
- General Electric appliances including;
 - 21.7 cubic ft. Stainless Steel Refrigerator / Freezer
 - Stainless Steel 30" Self-Cleaning Range with ceramic cooktop.
 - Stainless Steel "over-the-range" Microwave Oven with exterior vented kitchen exhaust
 - Stainless Steel "tall tub" built-in Dishwasher

Bathroom Features

- White bathroom plumbing fixtures from builder's standard samples
- Quality bathroom vanities with choice of granite countertop from builder's standard samples
- Quality Price Pfister faucets in bathrooms and powder rooms

- Pressure balanced, water saving shower fixtures from Price Pfister
- Maintenance free molded tubs and shower enclosures as per plan
- Water efficient toilets
- Vanity mirror
- Bathroom exhaust fan
- Ceramic tile floors

Laundry Features

- General Electric appliances included; featuring Energy Star Front-Load Washer and matching Dryer
- Heavy duty electrical outlet and exterior vent for dryer
- Ceramic tile floors

Windows and Doors

- Insulated entry doors with glass insert and sidelight (as per plan) at all entrances with Deadbolt Security Lock and decorator Gripset
- Maintenance free vinyl, Low E Energy Efficient casement and sliding windows (as per plan) and sliding patio doors.
- Metal Insulated sectional roll-up Garage Door(s)

Heating and Air Conditioning

- "Ecologix" Energy Efficient "Hydronic" Heating Systems featuring "Zone comfort system" for the ultimate in energy savings and total home comfort
- Individual set-back thermostats for each zone
- Continuous flow, on-demand hot water from high efficiency tankless boiler (rental)
- Central Air conditioning integrated with zone comfort control air handler



Standard Features

INTERIOR cont'd

Electrical Features and Specialty Wiring

- 125 AMP Electrical service with breaker panel
- Copper wiring throughout
- Heavy duty receptacle for dryer and stove
- Central Vacuum rough-in
- Bathroom ventilating fans switched separately from lights
- Hardwired interconnected Smoke and Carbon Monoxide detectors per OBC
- Decora receptacles and switches throughout
- Integrated Home Communication Wiring designed by Bell Aliant including: pre-wire for Telephone, ExpressVu Satellite TV and Sympatico High Speed Internet to all living areas and Bedrooms as per wiring design of unit.
- Door Chime with Button installed
- Electrical Outlet and Garage Door Opener, standard
- Exterior duplex receptacles front and rear

CONSTRUCTION and EXTERIOR

General Construction

- Exterior walls to be 2 x 6 stud construction
- 2 x 6 Bearing partitions with mid-height blocking
- Engineered Floor Systems by "Jaeger", glued and nailed to engineers specifications for a superior "Quiet" floor experience
- Engineered Roof Trusses where applicable or frame construction as per architect design and specs
- 30 year Fiberglass Architectural Shingles
- Century Stone (tumbled series) by Atlas Block on exterior feature facades
- Pre-treated and pre-finished Maibec Wood Siding with matching wood trim on exterior
- Poured concrete foundations
- Garage Floors c/w fibre mesh reinforcement
- Garage and Basement floors saw-cut for control joints
- Delta MS membrane attached to exterior of foundation for additional protection
- Low maintenance aluminum soffits, fascias, eavetroughs and downspouts
- R20 Insulation in 2x6 exterior walls, R40 Attic Insulation and R12 Basement Insulation as per OBC
- Basement Bathroom rough-in included

Exterior Finishes and Landscape

- Lot fully graded with Sod front and rear
- Interlocking Paver Stone walkways
- Interlocking Paver Stone front and rear patios as per plan
- Landscape package includes planting beds with plant material and decorative mulch installed
- Paved asphalt driveways
- Exterior light fixtures at all entrance doors (builders choice)
- Balconies with Pre-finished aluminum Railings and Tempered Glass inserts

* Please note: All exterior colours and materials are under Architectural Site Controls.

N.B. : Subject to paragraph 4 of the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.



*Luxury Lakeside Club Living
in the Haliburton Highlands*

Price List - Effective February 1, 2010

Townhomes

Sierra - \$329,000

Fleetwood - Sold Out

Terra - \$329,000

Wildwood - Sold Out

Fiesta - Sold Out

Rockwood - Sold Out

Detached - Bungalows and Bungalofts

New Bayside - \$409,000

New Oak Ridge - \$439,000

Highlander (Loft) - \$469,000

Highlander (Walk-out) - \$469,000

Southwind (Loft or Walk-out) - \$489,000

Northland - \$549,000

Breckenridge - \$559,000

Lot Premiums apply to Units 4-9 (Lakeview) & Units 28-29, & 32-34 (Pond view).

Monthly Maintenance Fee - Approx. \$320

Property Tax (Based on 2009 mill rate) - \$654/\$100,000 of assessed value

Annual Sewer User Rate - \$430

Please contact our Sales Office staff for model and lot locations and availability.

Tel.: 705-457-1429 Toll Free: 1-877-472-2082

www.silverbeachdevelopments.com

Prices subject to change without notice.