

# Welcome To THE ABBEYWOOD

It's almost as if Stonemill homes tap into another sense, a feeling that starts the moment you open the door. You see, the things you respond to in a our homes aren't just lucky accidents. They're the result of over 14 years of research into how people live. SM-Design is an art, a science, a unique ingredient in each home we build that enhances its value.

## *Design*

Great design isn't measured in square feet on a calculator. It's expressed in cubic feet and light and the way a room feels as you enter it. It comes from the imagination.

## *Choice*

Imagine trying to build your dream home with only a handful of choices. Neither could we. That's why, for those of us who are accustomed to getting it our way, there could be no better choice than Stonemill.

## *Service*

It may not be the first thing you look for when comparing home builders. But it will have a greater impact on your home owning experience than any other single factor.



Front

Quality



Back

# Beauty



Back

# Classic



Kitchen

# Cuisine



Kitchen

*Fasty*



*Cozy*



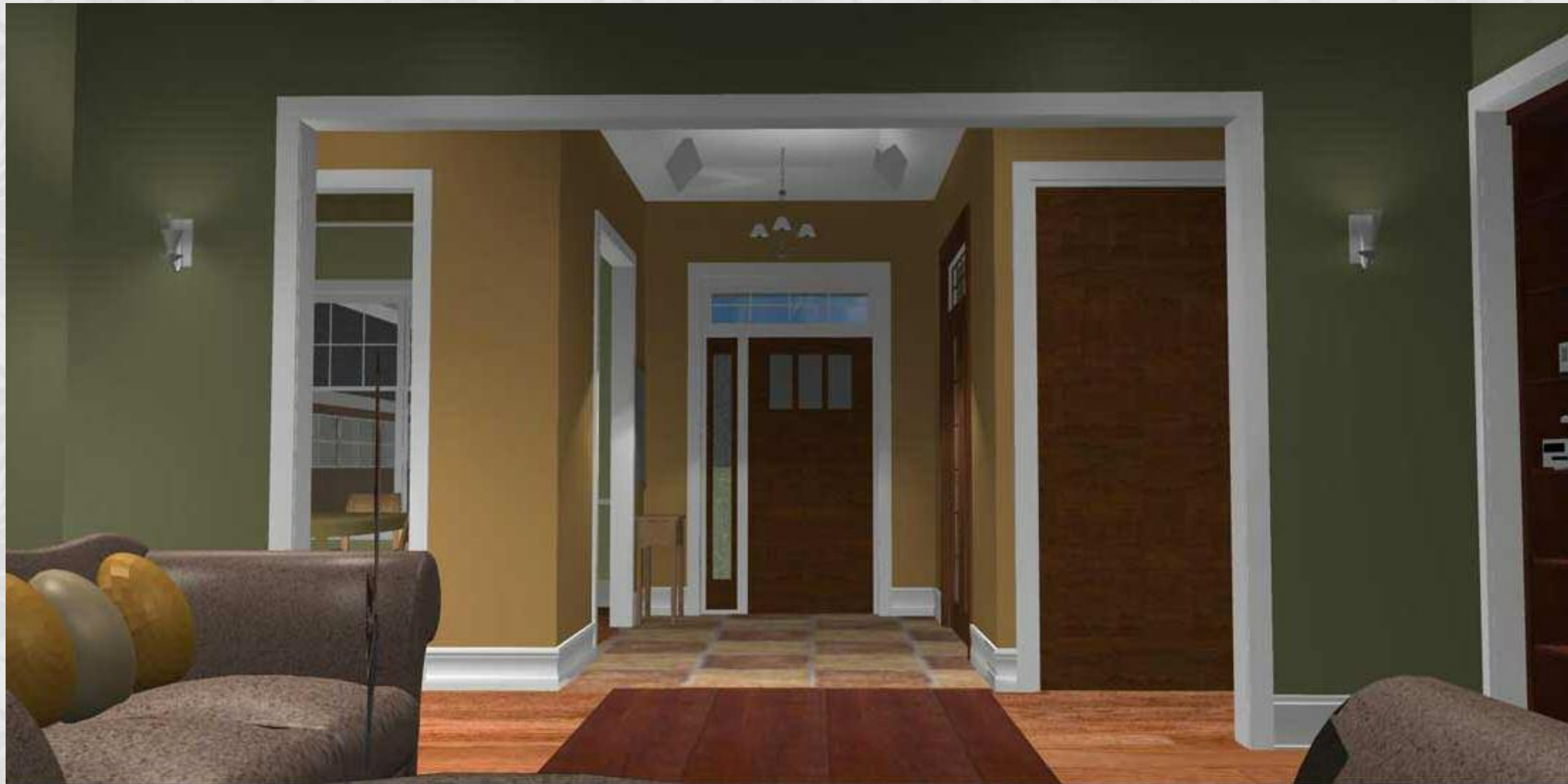
Great Room

Roomy



Entry

Space





MAIN FLOOR



MAIN FLOOR

# STANDARDS OF EXCELLENCE

## UNIQUE CLASSICAL EXTERIORS

- Premium Shouldice “Q” Stone for front elevation
- Pre-Cast Shouldice Trim, Arches, Keystones, & Sills
- Durrock premium stucco finish with 8” window trims
- Brick Soldier Coursing as per Elevation Detail
- Pre-Finished maintenance free aluminum soffits, Facia, Siding & Downspouts
- 30 year – Certainteed Landmark fiberglass Shingle
- Poured concrete front and back porch.
- Energy Star, Gas filled Casement thermo pane Vinyl Windows
- Fiberglass Insulated Entrance doors with inset windows & sidelights
- Metal Insulated French Garden Doors
- 18” Vinyl Transom for all doors including Garden Doors
- Steel Insulated paneled garage doors with remote openers
- Two exterior water taps, garage & middle of side wall
- Two weatherproof exterior outlets, front & rear elevations
- 6 exterior soffit pot lights & reinforced light box for porch

## GOURMET KITCHEN

- Custom Maple Kitchen with large center Island
- Matching Granite counter tops from builders samples
- Pewter knobs for cabinet doors
- Two leaded glass doors for display
- Double compartment “spillway” stainless steel sink with single lever faucet
- Exhaust fan over stove area vented to outside
- Heavy duty receptacle for oven and dedicated outlet for fridge & microwave, separate plug for Freezer
- Rough-in Gas piping for gas stove & For Rear BBQ
- Split electrical outlets at counter level for small appliances
- 20 Amp GFI outlet for outlets within 1 meter of sink
- Rough in plumbing for dishwasher

## MASTER BEDROOM & ENSUITE

- Master Bedroom with 36”Gas fireplace & hardwood flooring
- Double door entry with privacy lock
- Gas fireplace with oak top
- Walk-in Closet
- Double French door entry to ensuite
- Ensuite with porcelain floors & marble tub deck
- Custom tiled shower with shower light

- Premium Tiles from builders select line
- 6’ whirlpool tub with tumbled marble deck & surround
- Choice of custom quality bathroom cabinets & counter tops from builders select line
- Single or double sinks in vanity as per plan
- White bathroom fixtures – American Standard or equal
- Chrome single lever faucets & pressure balanced flow restrictor shower valve

## SPACIOUS MAIN BATH

- Choice of custom quality bathroom cabinets & counter tops from builders select line
- Single level chrome faucets
- White bathroom fixtures – American Standard or equal
- Bath tub with pressure balance, flow restrictor shower valve
- Custom tiles from builders select line
- Porcelain floor tile laid on cement with wire mesh

## ELEGANT POWDER ROOM

- White Pedestal Sink (St Anne)
- Single Lever chrome faucet
- White toilet – American Standard or equal
- Porcelain floor from builders select line
- GFI protected outlet and Exhaust fan
- Door lock set - Antique Pewter or Nickel finish lever

## DISTINCTIVE LIVING AREAS

- 10’(Ten) foot ceilings on the mainfloor
- 4” Cherry/Oak/Maple hardwood floors throughout
- Choice of tile or hardwood for kitchen area
- 48” Oak/Cherry staircase and landing for main/lower level
- Wrought Iron decorative spindles with 3” oak/Cherry handrail
- 42”Gas Fireplace with Black Marble surround - family room.
- 36”Gas Fireplace in Master Bedroom with oak/Cherry top
- Solid core 8 foot interior doors for main floor
- 8 foot French doors with leaded beveled glass
- Vaulted or trayed ceilings according to design
- Rounded corner beads with square ends for trim
- 4”casing w/ backbend & 8” baseboards & 8’doors(Mainfloor)
- 4”casing w/ backbend & 8” baseboards 7’ doors(Secondfloor)
- Antique Pewter or Nickel finish lever door sets with matching hinges and door stops
- Interior Walls finished with one coat premium primer and two coats of light based premium “satin” finish colour.
- White Decora plugs & switches
- 20 low voltage 4” pot lights for main floor only. Additional Pot lights available @\$185.00 each

- RG6 Satellite cable to every room
- Cat 5 & 3 Line telephone cable to every room
- Inter-connected smoke & carbon detectors
- Rough in plumbing for washer and heavy duty electrical receptacle and vent for dryer
- 36” White Laundry base and upper cabinet

## MECHANICAL

- Hi-efficiency forced air gas furnace with electronic ignition
- Central air conditioner & Humidifier
- Gas water heater is a rental
- 200 Amp circuit breaker panel with all copper wiring
- Abs and copper/Plastic plumbing throughout
- Rough in central vac

## QUALITY CONSTRUCTION

- 10”poured concrete foundation walls with exterior drainage membrane
- 2” x 6” Exterior wall construction with R20 insulation
- 1/2” Ply sheathing for stucco areas & 7/16” osb for stone areas
- R41 blow in insulation blanket in roof
- R41 spray foam insulation for living space above garage
- R12 insulation for garage exterior walls
- Engineered roof trusses with 3/8” plywood sheathing

- Engineered floor joists for large spans
- 5/8” tongue & grove ply sub floor. Nailed, glued & screwed

## AVAILABLE UPGRADES

- Heated floors for tiled areas
- Travertine and limestone floors & walls for bathrooms
- Chandelier hoist for open to above areas
- Heat Recovery Ventilators
- Spray foam wall insulation upgrade
- Crown Plaster moldings as requested
- Natural stone exteriors with limestone sills
- Armour stone walk up from basement
- Solid wood front door systems

## FULL TARIION WARRANTY

Stonemill Developments Inc  
Tarion Builder # 34286

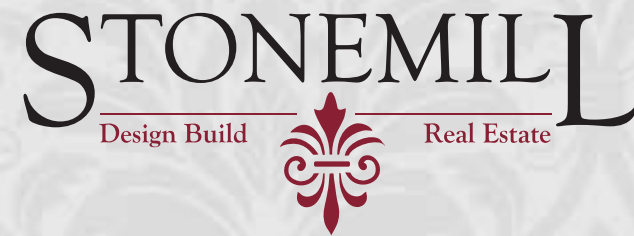


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*Your Dream Home Awaits You*

