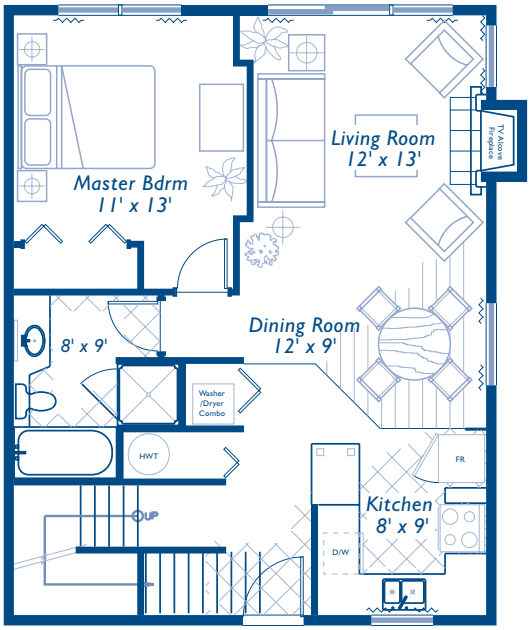
Oceanside
VILLAGE RESORT

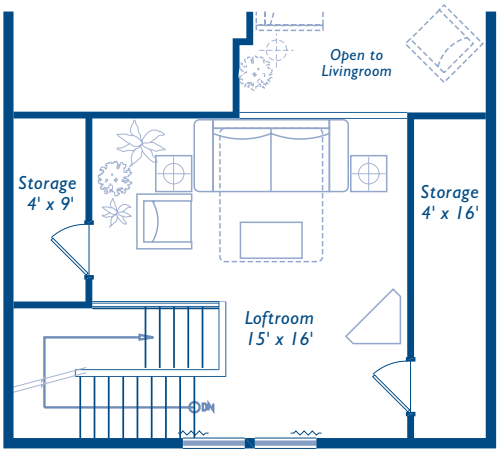
the Cedarview

925 sq ft

- 720sq ft Main Floor
- 205 sq ft Loft
- 1 Bedroom + Loft

At the Cedarview, you will discover the same unparalleled quality and attention to detail that is consistent with all of the cottages. Here, we offer you a spectacular loft for added storage and a hideaway for the kids to watch a movie after a busy day at the beach. The cozy comfort of sisal style carpet is positioned in the bedrooms and on the stairs, maintaining the equally stunning yet subtle design of the unit. The warmth of the paint colours, wood, tile and stonework form the backdrop for the perfect end to your fun filled days at Oceanside Village Resort.





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THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS AND REVISIONS TO DESIGN FEATURES AND FINISHES WITHOUT NOTICE IN AN EFFORT TO CONTINUALLY IMPROVE THE COTTAGES AT OCEANSIDE VILLAGE RESORT.

Recreation ... Leisure ...

Cedarview
Construction Details

Oceanside
VILLAGE RESORT

2·5·10 Year Warranty. New Home Warranty The St Paul

FRAMING
- Foundation, damp proofing, drainage to Municipal building code
- Framing materials - spruce
- Interior spacing at 16" o/c
- Exterior spacing at 24" o/c
  Exterior walls - 2 X 6
  Interior walls - 2 X 4
  Sheathing -7/16" strand board
- Flooring- ¾" goldedge (screwed & glued)
- 8' ceiling / 16' vaulted
- Silent floor - TGI floor joists

INSULATION
- Walls R20/Ceiling R40
- Vapour Barrier Polyethylene - 6 mil
  All Exterior plugs air sealed

CRAWL SPACE
- Heated & lit
- Minimum 2' with 2" concrete, skim coat, poly underneath

PERIMETER DRAIN
- CSA approved pipe, 4" perforated drain pipe, 3" solid rainwater leader

PATIOS OR SUNDECKS
- wood/exposed aggregate/composite as per plans

EXTERIOR FINISH
- Hardiplank - Factory primed
- 2 finish coats paint
- 1" X 4" exterior wood trim

SOFFITS - Vinyl

ROOF - 30 year GAF Fiberglass Laminated Asphalt

GUTTERS
- Aluminum Gutters / Down Spouts

EXTERIOR DOORS / HARDWARE
- Classic Craft rustic fiberglass door
- Exterior doors come with dead bolts

PLUMBING
- Sanitary sewer & 3/4" water main

WINDOWS
- Thermo Pane (5/8") with screens (10yr warranty)
- Beige Vinyl Frame
- Painted wood returns and sills
- Skylite
- Note: A window will be installed in the Dining Area wall, if the Dining Area is on the wall with the largest set back

FIREPLACE
- Natural gas Napolean GD36 w/fan kit & trim
- Cultured stone - Lake Tahoe river rock surround - CSV-2057
- Stained maple wood mantle
- Slate hearth

KITCHEN
- Stained maple shaker style cabinet w/ crown moulding and square edge laminate counter tops
- Tile back splash
- QCL 2031 sink
- Moen Castleby series deck faucet 7320

MAIN BATHROOM
- All fixtures are white and all faucets are chrome
- Stained maple shaker style with square edge laminate counter top accent tile backsplash.
- Maax 36" stall shower
- Moen Castleby series shower faucet T3109, with moentrol rough-in valve
- Maax PLN 6032 soaker tub
- Moen Castleby series tub faucet T3110, with moentrol rough-in valve
- Toilet - Toto 716 elongated with lined tank
- Lavatory sink - Toto 501
- Moen Castleby series lavatory faucet 4" L4612
- Bevel edge mirror

HEATING
- Electric baseboard
- 40 US Gal Hot Water Tank
- Upgrade option gas furnace with a minimum 3' crawl space

DRYWALL
- Ceilings - 5/8" Drywall (Ceiling Board) and knock down texture/wood
- Walls - 1/2" Drywall
- Square Corners

DOORS AND BIFOLDS
- Inside Doors - wood doors and bifolds - Santa Fe style
- Pocket Doors - As per plans
- All swing and pocket doors come with casing painted or pre-finished to match door. All doors come with lever type knobs unless otherwise specified.

ELECTRICAL
Wired to conform to electrical code and is wired as per electrical plan.
- 100A service
- 1 bathroom fan
- 1 smoke detectors
- 1 doorbell
- 2 telephone jacks
- 2 TV jacks
- 7 pot lights
- all decora finish
- Lighting fixtures

BASEBOARDS & CASINGS
- 1" X 5" flat baseboard throughout
- 1" X 4" flat door & window casings

WOODWORK
All painted woodwork shall be done with 2 coats semi-gloss Premium Oil-Base Enamel and 1 coat primer (including baseboards.) This includes (but not limited to) wood sills and ledges, doors, casings, jambs, bifold doors and any wood returns, painted spindles, handrails, endcaps, etc.

LIVING AREAS
- Bathroom walls painted with 2 coats premium semi-gloss latex, 1 coat primer
- All other living areas painted with 2 coats premium satin latex

FLOOR COVERINGS
- Kitchen- 13" X 13" Ceramic Tile
- Entry- 13" X 13" Ceramic Tile
- Bathroom- 13" X 13" Ceramic Tile
- Dining & Living room- Wood Laminate
- Bedrooms- Carpet; 10 year wear warranty, 32 oz BCS nylon

VENTING
- bath fans, range hood, dryer

LANDSCAPING
- Inground sprinkler system
- Landscaping to be consistent with development permit

GROUNDS
Surrounded by mature landscape, majestic trees and flowering shrubs

Pedestrian Walkways

Garden Lighting

Short distance to downtown and exquisite sandy beaches

- VILLAGE CENTRE.
- Indoor pool
- Fitness centre, and jacuzzi
- Retail shopping
- Eatery

* Some features may only apply to certain cottages. Developer reserves the right to make modifications and changes should this be necessary to maintain the high standard of these cottages. All square footages shown are approximate, based on the preliminary plans. If it is important to the purchaser, the purchaser must verify the measurements.

Interior and Exterior professionally designed by

Lana MacRae
President of the Interior Design Group