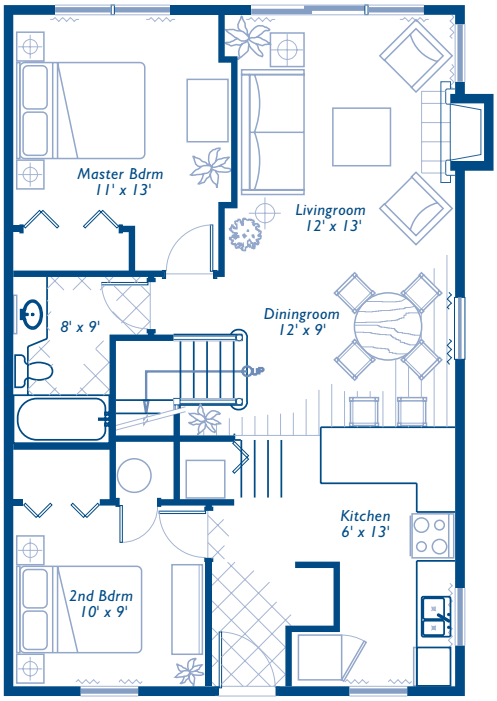
Oceanside
VILLAGE RESORT

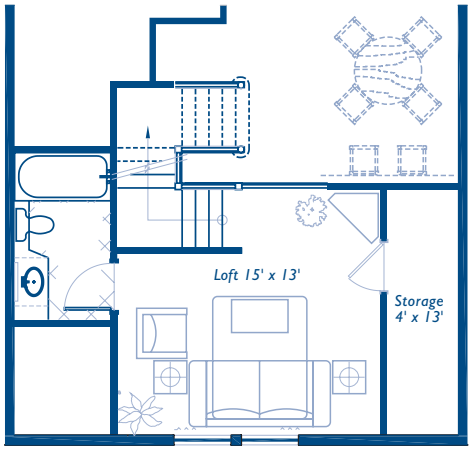
the Cypress

1109 sq ft

- 864 sq ft Main Floor
- 245 sq ft Loft
- 2 Bedrooms + Loft

It's all here for you... Two bedrooms located on the main floor, as well as the loft with a second full bathroom, offers flexibility of space for friends and family to play and live. The Cypress offers the beauty of the woods and the beach only minutes away. Sharing the same smart floorplan downstairs with the Eaglecroft, the kitchen has a sensible yet aesthetically pleasing design. In keeping with the nature theme on the floor and backsplash, the warm beauty of the wood stained shaker cabinetry set the tone for what you will find as you walk through another extremely liveable space. *Welcome to your new home away from home.*





Recreation ... Leisure ...

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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.

Cypress Construction Details

Oceanside
VILLAGE RESORT

2·5·10 Year Warranty by The St Paul — New Home Warranty

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

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" perferated drain pipe
- 3" solid rainwater leader

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

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
All doors to exterior 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
- Note: A window will be installed in the Dining Area wall, if the Dining Area is on the wall with the largest set back

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

FIREPLACE
- 1 fireplace - Napolean GD36 with fan kit & trim - natural gas
- Cultured stone - Lake Tahoe river rock surround - CSV-2057
- Stained maple wood mantle
- Slate hearth

ALL BATHROOMS
- All fixtures are white and all faucets are chrome
- Stained maple shaker style with square edge counter top accent tile backsplash.
- Bevel edge mirror
- Toilet - Toto 716 elongated with lined tank
- Lavatory sink - Toto 501
- Moen Castleby series lavatory faucet 4" L4612
- Maax TSEA63 tub and surround
- Moen Castleby series tub faucet T3110, with moentrol rough-in valve

HEATING
- Electric baseboard
- 40 US Gal Hot Water Tank
- Upgrade Option: High efficient 2 speed gas furnace with a minimum 3' crawl space

VENTING
- bath fans, range hood, dryer

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

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

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

DOORS AND BIFOLDS
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.
- Inside Doors - wood doors and bifolds - Santa Fe style
- Pocket Doors - As per plans

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.

INTERIOR WALL FINISHES 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

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