

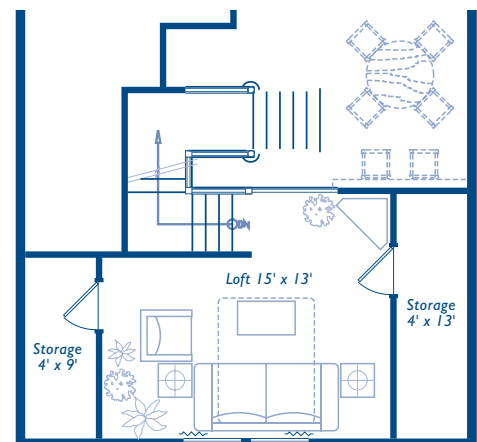
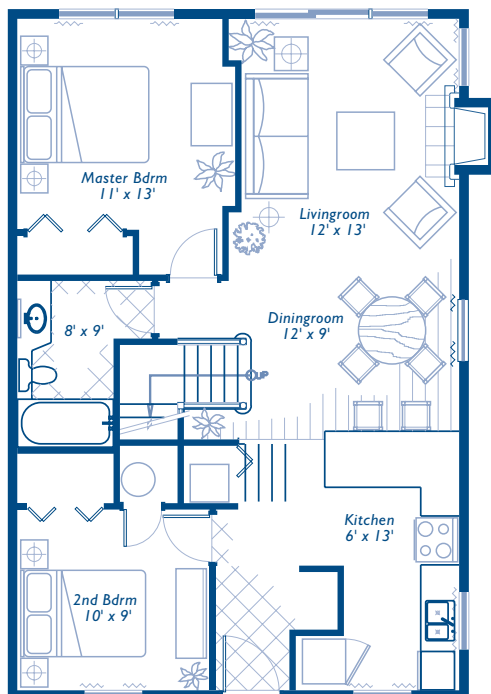


## the Eaglecroft

1064 sq ft

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

Where memories begin... A second bedroom located on the main floor, as well as the loft, will give you the space for friends and family to spend quality time at this home away from home. Imagine owning the Eaglecroft, tucked away in the woods, minutes from the ocean. The kitchen is designed for the preparing and sharing of meals with exquisite tile, creating a sensible yet aesthetically pleasing space. In keeping with the nature theme on the floor and backplash, the warm beauty of the wood stained shaker cabinetry set the tone for what you will find as you walk through this extremely liveable space. *It's all here. All you have to do is move in.*



# Eaglecroft Construction Details



## FRAMING

- Foundation, damp proofing, drainage to Municipal building code
- Silent Floor TGI floor joists
- Flooring- 3/4" 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" perforated 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
- 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.

## KITCHEN

- Stained maple shaker style cabinet with crown moulding and square edge laminate counter tops
- Tile back splash
- QCL 203 l sink
- Moen Castleby series deck faucet 7320

## FIREPLACE

- 1 fireplace - Napoleon 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