



FARMHOUSE CONTEMPORARY  
**SINGLE FAMILY HOME** COLLECTION

519-660-6006  
[ironstonebuilt.com](http://ironstonebuilt.com)





 IRONSTONE



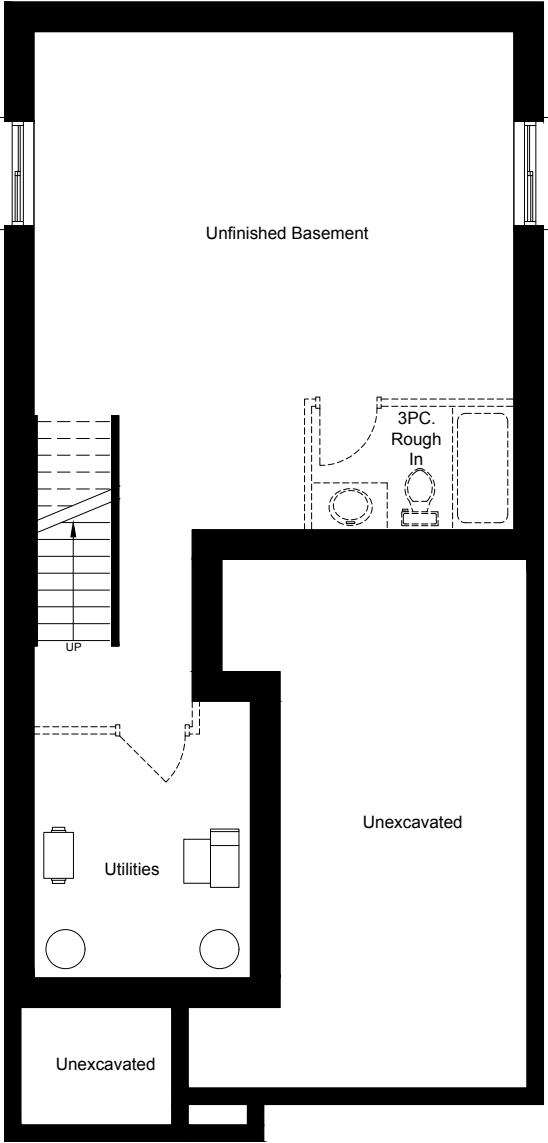
THE GROVE



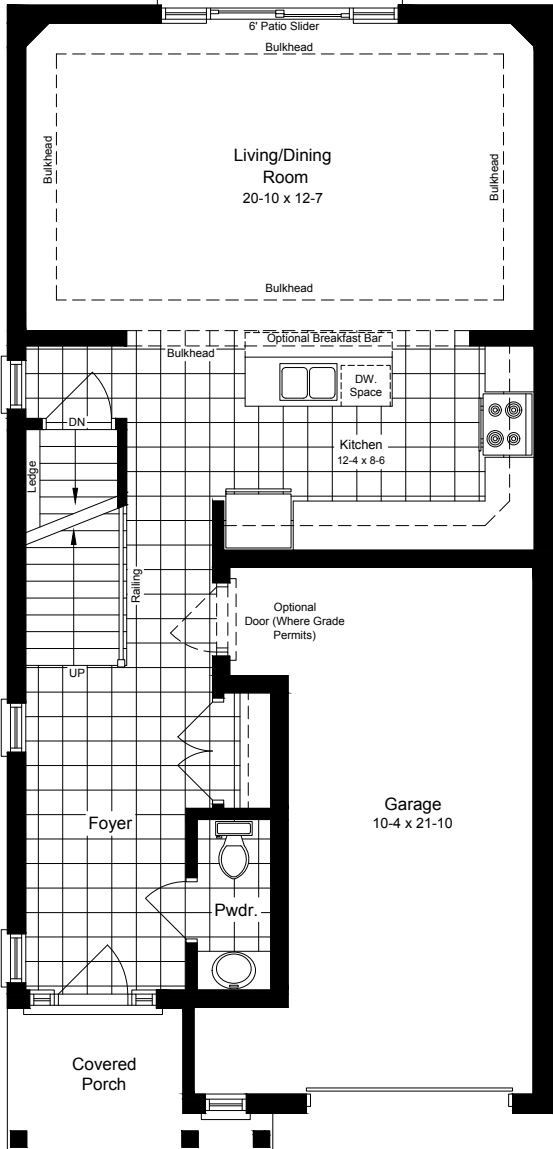
# MONTANA

1654 sq.ft.

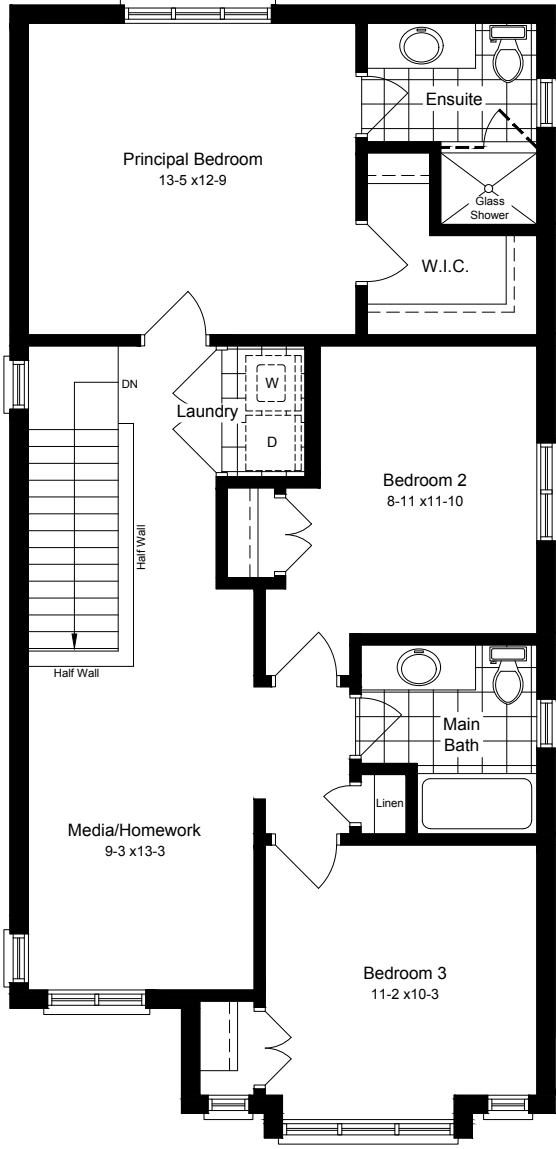
Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. Illustrations are artists concept only and may show optional features not included in base price. See sales representative for further information. E. & O. E.



Basement Floor Plan



Main Floor Plan



Second Floor Plan



 IRONSTONE



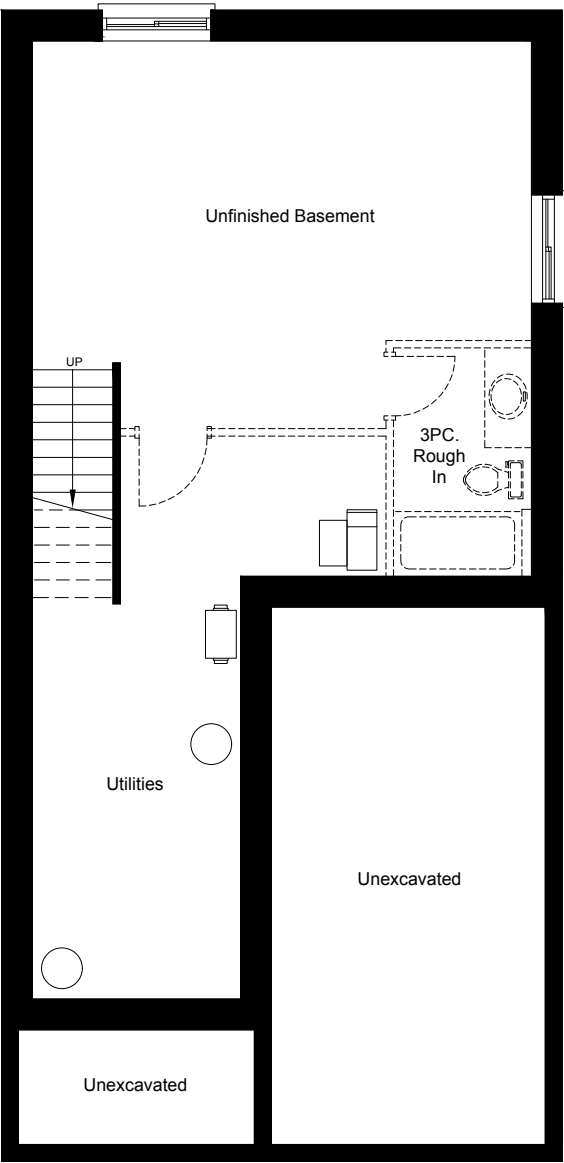
THE GROVE

# CHATSWORTH

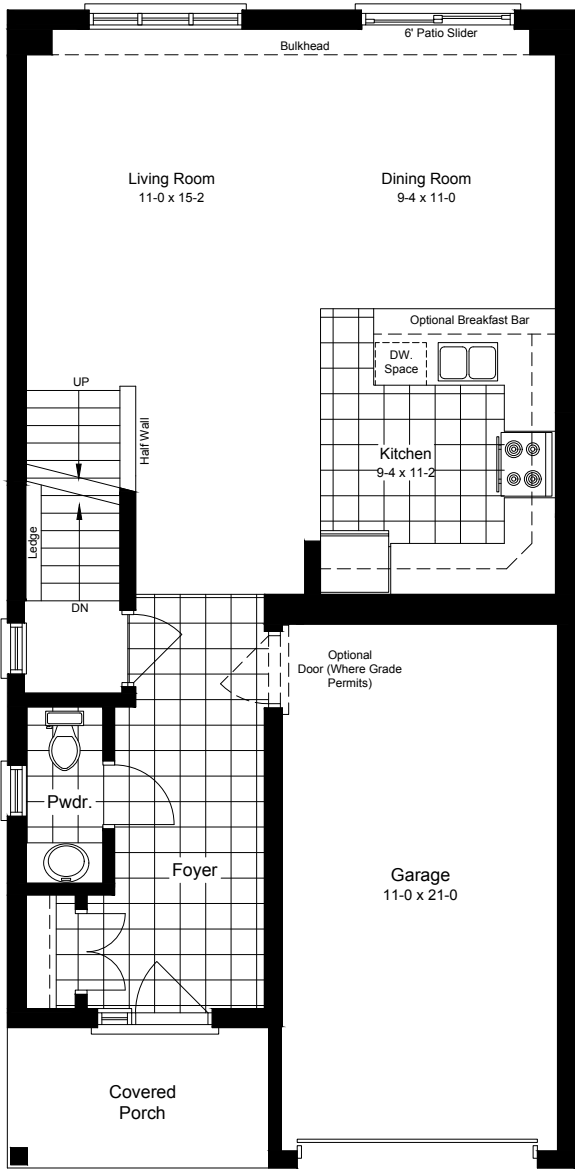
1641 sq.ft.

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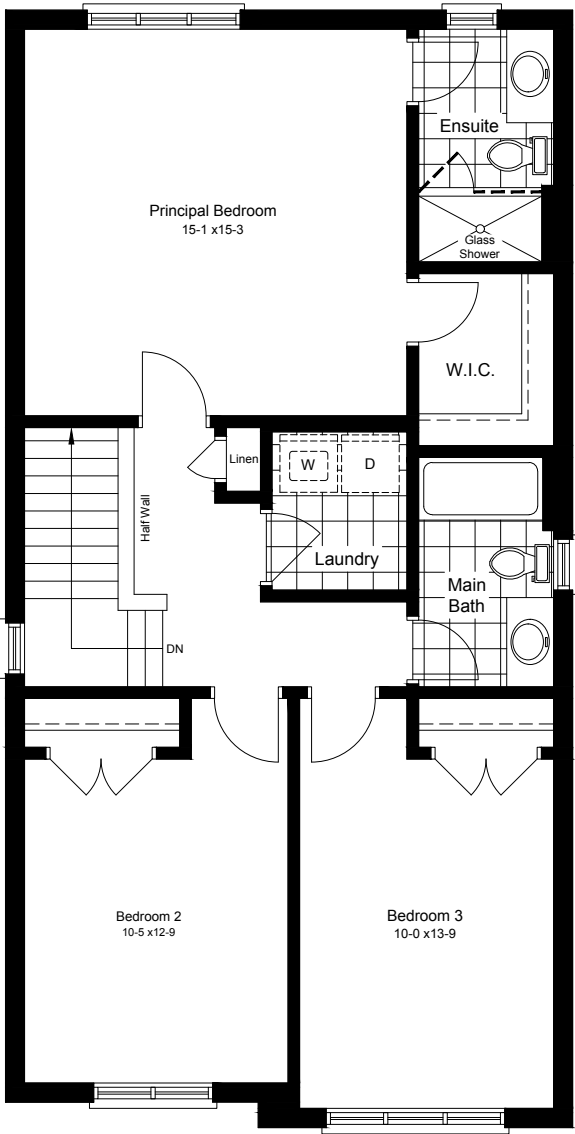




Basement Floor Plan



Main Floor Plan



Second Floor Plan



 IRONSTONE



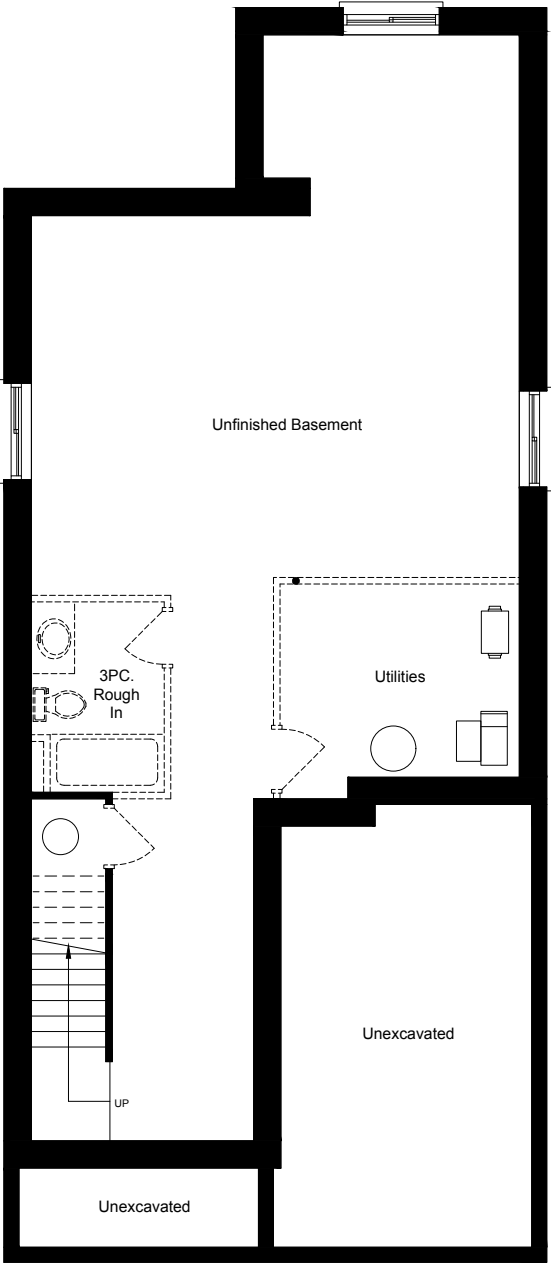
THE GROVE

# COACH HOUSE

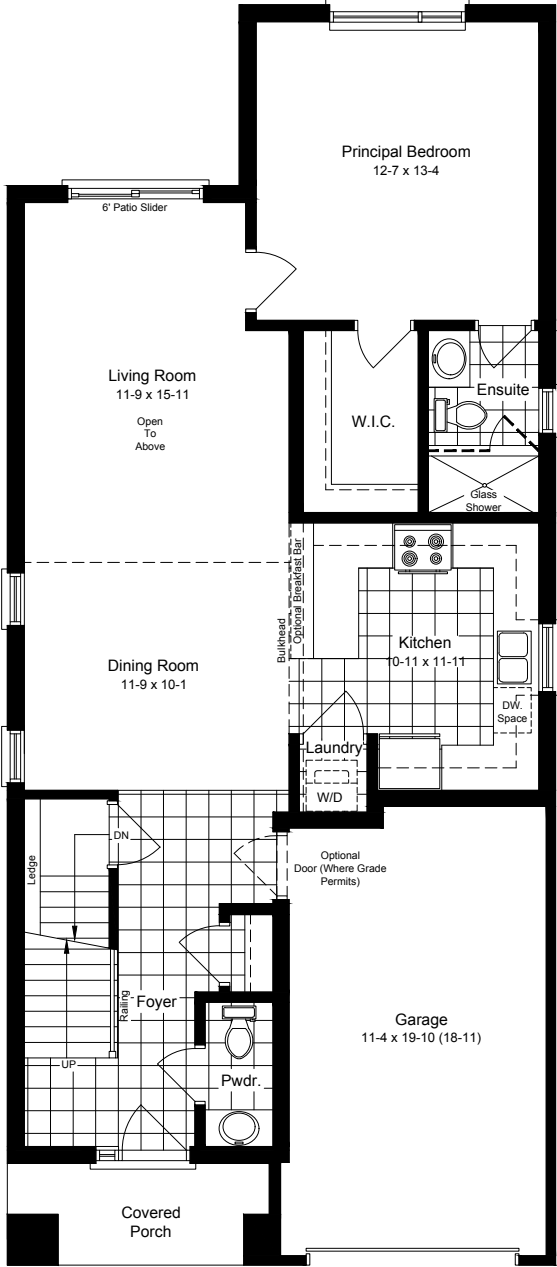
1831 sq.ft.

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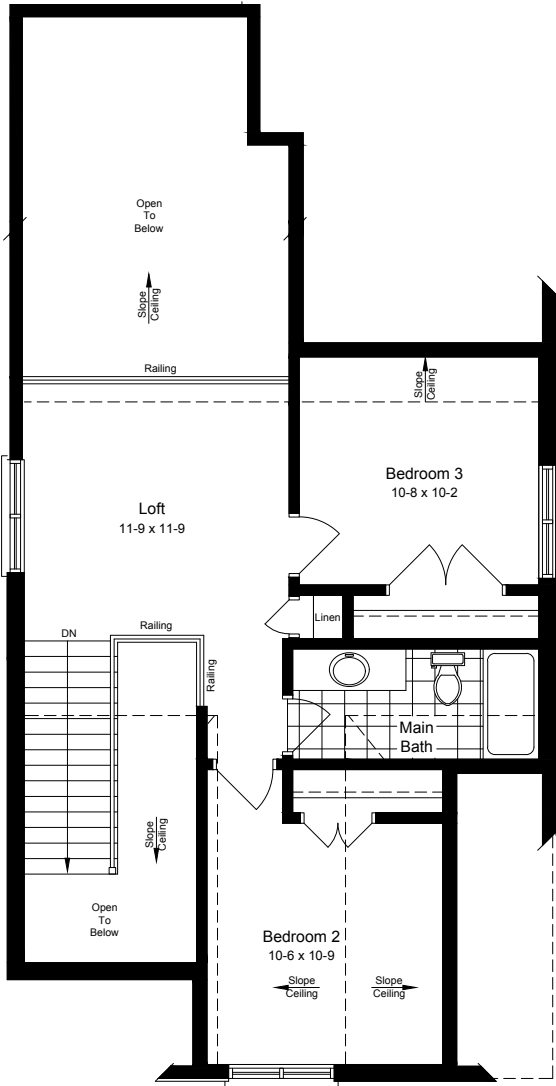




Basement Floor Plan



Main Floor Plan



Second Floor Plan



 IRONSTONE



THE GROVE

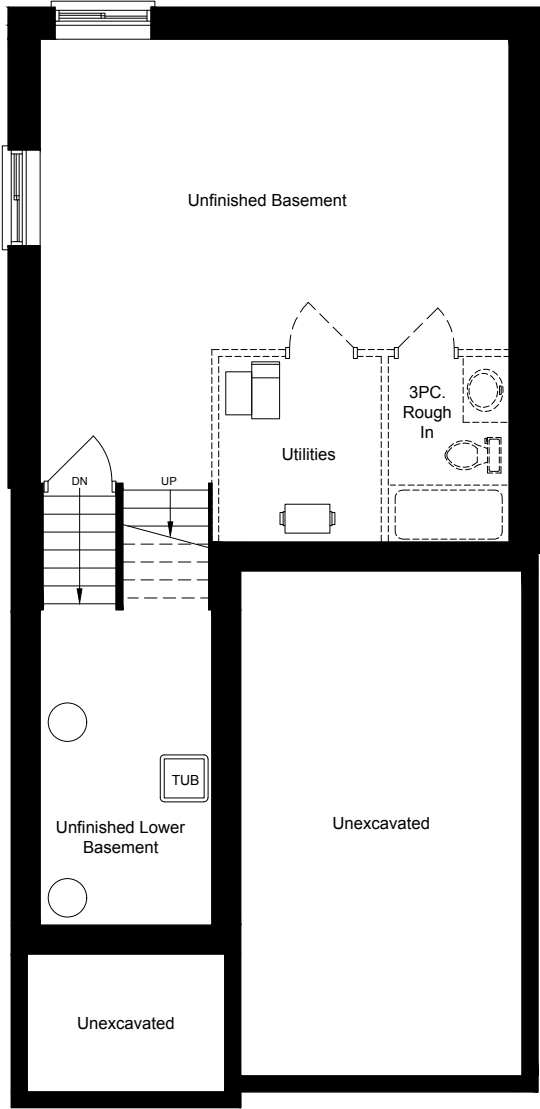


# BLACKROCK

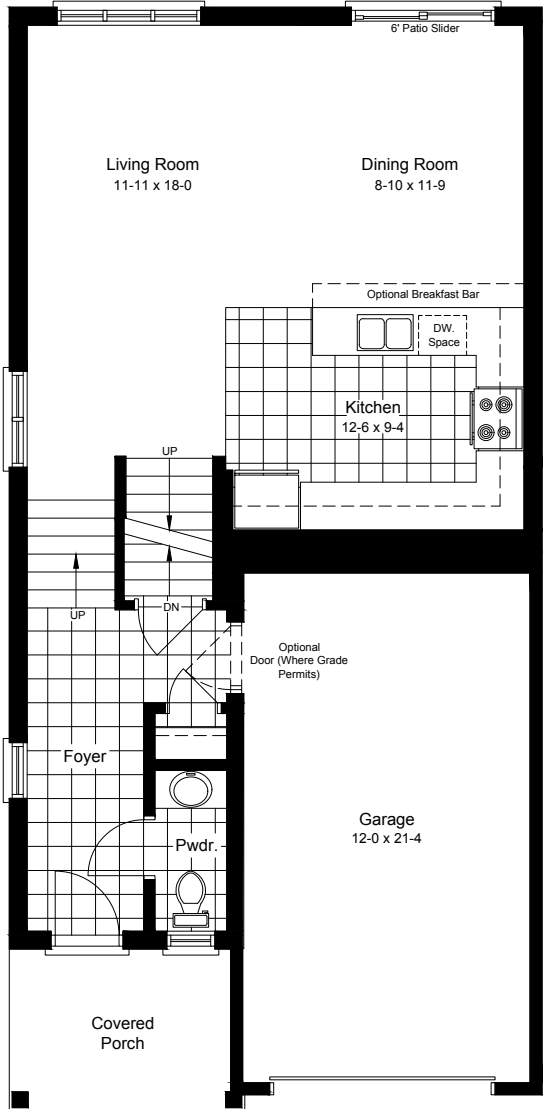
1618 sq.ft.

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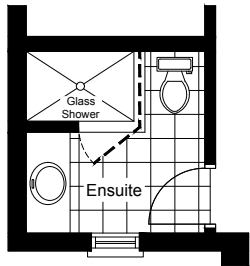
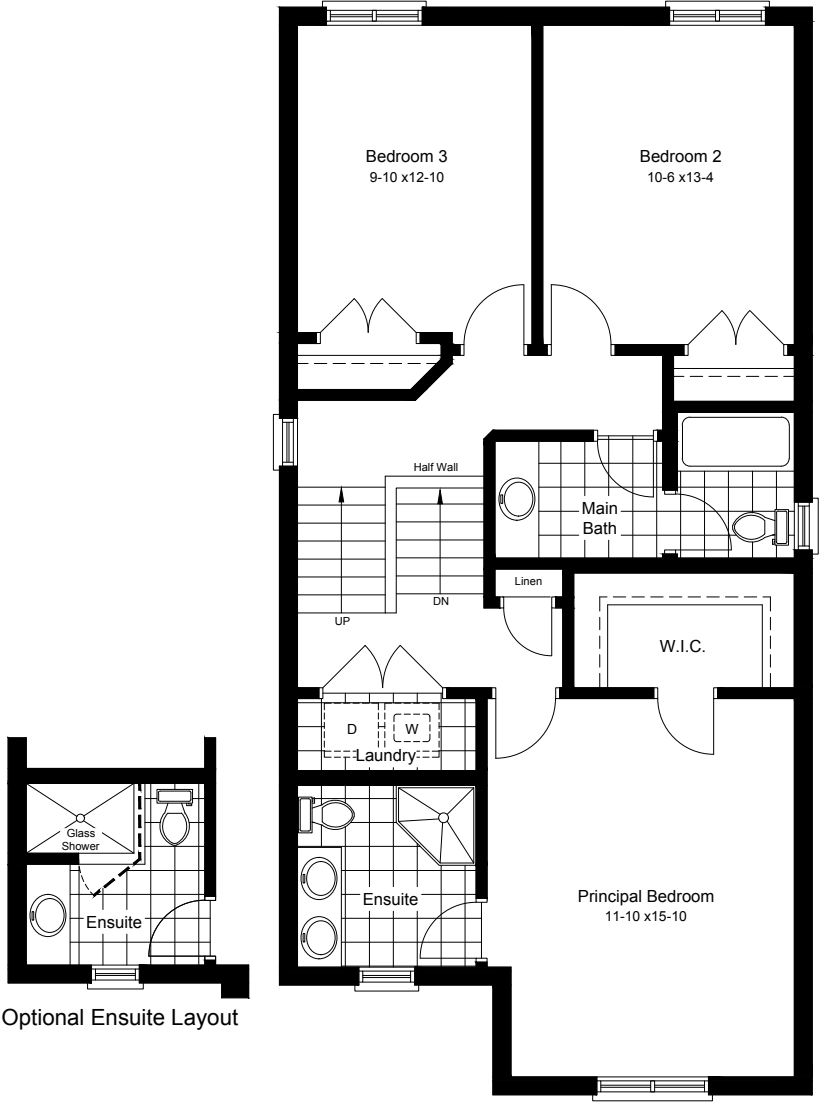




Basement Floor Plan



Main Floor Plan



Optional Ensuite Layout

Second Floor Plan

 IRONSTONE



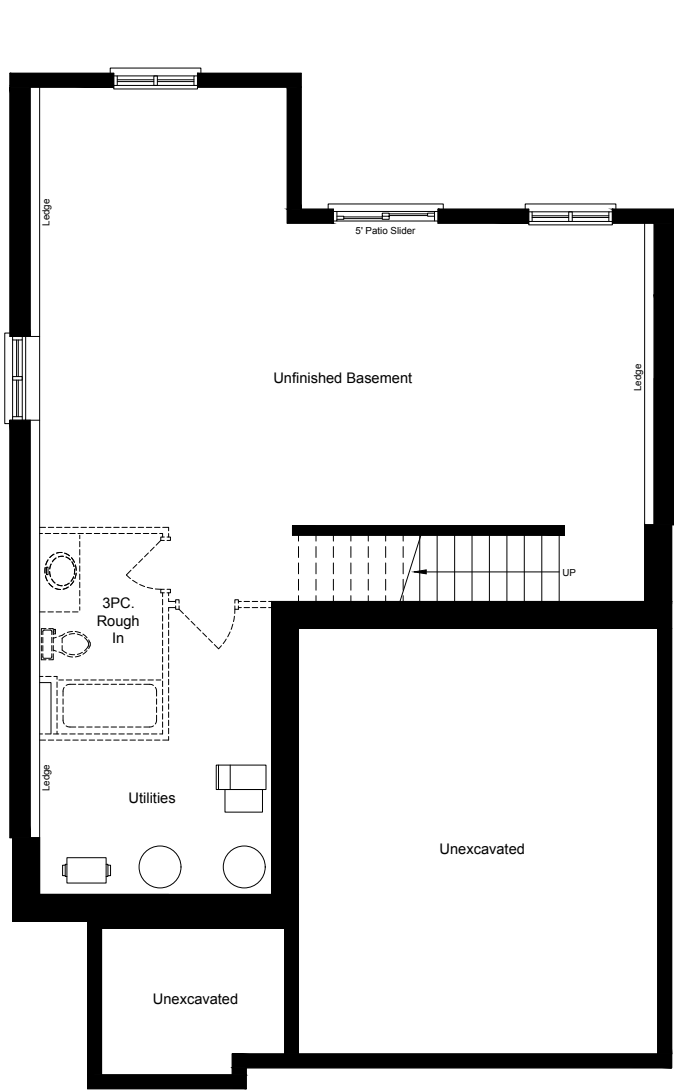
THE GROVE

YELLOWSTONE

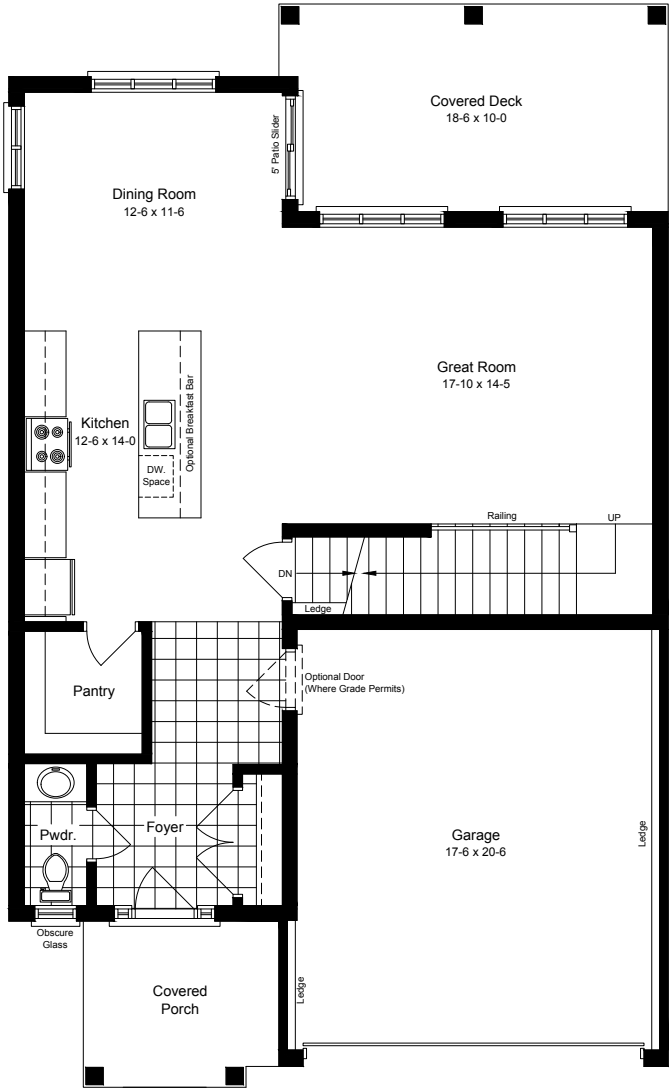
2093 sq.ft.

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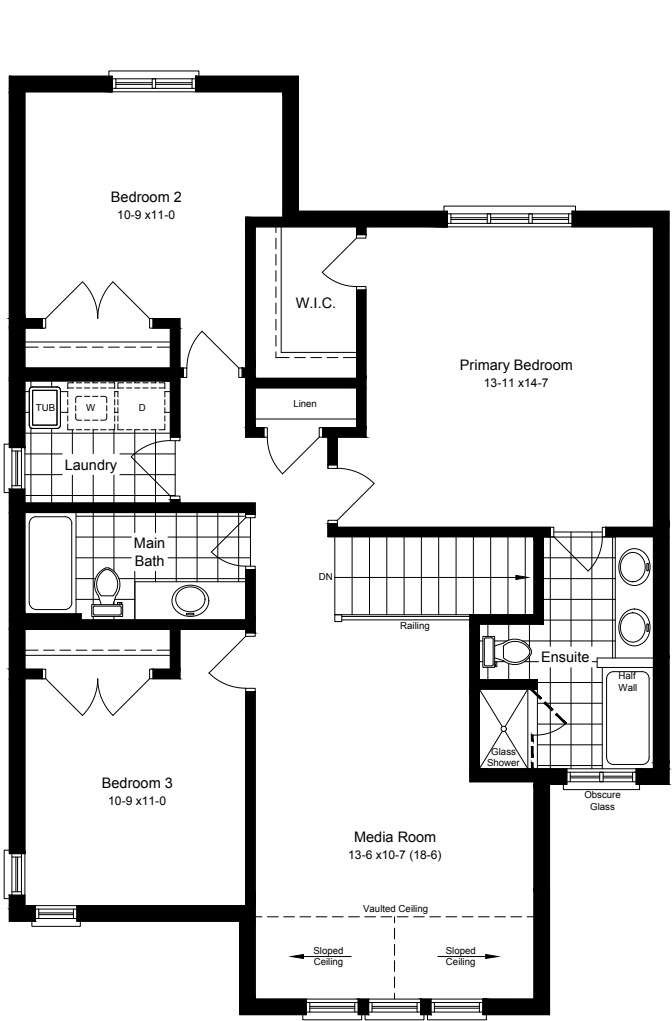




Basement Floor Plan



Main Floor Plan



Second Floor Plan



THE GROVE

# SPECIFICATIONS

on your new home.

## EXTERIOR

- ✓ Aluminum fascia, soffits, eaves & downspouts
- ✓ James Hardie Board per design
- ✓ Steel insulated exterior front doors & sliding vinyl patio doors
- ✓ Vinyl casement windows throughout home (excluding basement sliders where applicable)
- ✓ Architectural series fiberglass roof shingles & steel roofing on front porch (see elevations)
- ✓ Inter-locking paving stone driveway in Charcoal
- ✓ Fully Sodded front & rear yards
- ✓ Sectional steel garage door w/garage door opener and 1 remote

## QUALITY CONSTRUCTION FEATURES

- ✓ 9' main floor ceilings
- ✓ Poured concrete walls complete with damp-proofing & approved plastic membrane
- ✓ Conventional SPF floor joists
- ✓ All exterior walls are constructed with 2"x6" spruce studs 16" O.C.
- ✓ 3/4" tongue & groove engineered subfloor glued, screwed and nailed
- ✓ 7/16" OSB roof sheathing
- ✓ R22 insulation on exterior walls above grade & R60 fiberglass in the attic

## ELECTRICAL & MECHANICAL

- ✓ Natural gas fired high efficiency forced air furnace
- ✓ Central air conditioning
- ✓ Programmable thermostat
- ✓ Simplified HRV system
- ✓ 100 Amp circuit breaker electrical panel
- ✓ Hard-wired smoke detector on every floor (carbon monoxide detector on floors located with bedrooms)
- ✓ Natural gas-fired tankless water heater-power vented (rented at purchasers' expense)
- ✓ Kitchen over the range microwave range hood vented directly to exterior
- ✓ Exhaust fans in all bathrooms
- ✓ 2 exterior electrical outlets (where applicable)
- ✓ Decora outlets & light switches throughout home

## FLOORING

- ✓ Ceramic tile in foyer, kitchen, finished laundry & baths
- ✓ Engineered hardwood floor throughout the great room
- ✓ Carpet with underpad on main floor bedroom, stairs to upper floors, upper areas, upper hallway(s) & bedrooms





THE GROVE

# SPECIFICATIONS

on your new home.

## INTERIOR FINISHES

- ✓ Kitchen & bath layouts as per plan
- ✓ Under cabinet light balance in kitchen
- ✓ Lighting plan includes pot lights & fixtures as viewed in the model
- ✓ Framed mirrors over all vanities
- ✓ Contemporary black lever hardware for interior doors
- ✓ Premium interior door (painted)
- ✓ Paint grade contemporary casing & baseboard
- ✓ Square drywall corner beads
- ✓ Oak stringers into upper level with carpet treads & risers
- ✓ "Knockdown" textured ceilings throughout except bath, laundry & closet areas
- ✓ Unfinished Interior of garage with one coat of tape
- ✓ Pre-selected interior colour packages as per schedule
- ✓ Wire shelving in all closets
- ✓ Hard surface kitchen counter tops
- ✓ Laminate counter tops in powder & bathrooms

## PLUMBING FEATURES

- ✓ Moen single lever contemporary faucets in black matte finish
- ✓ Undermount double stainless steel sink in kitchen
- ✓ All plumbing fixtures including tubs, toilets, china sinks, & cabinets sinks are white
- ✓ 3/4 pc. Acrylic tub & shower in main bath (tub & shower if applicable)
- ✓ 2 exterior water taps with vacuum breaker (where applicable)
- ✓ Pressure balanced faucets in all showers
- ✓ Fully tiled shower or 3/4 acrylic shower in each ensuite
- ✓ Rough in for 3 pc bathroom in basement
- ✓ Sanitary sewer backflow preventer
- ✓ Waterline rough in for fridge

## WARRANTY

- ✓ Includes 7 year structural warranty on all homes with Tarion Ontario New Home Warranty