

A PORTRAIT OF
PERFECTION

*Freehold Townhomes & Detached Residences
in Downtown Rockwood*



A PORTRAIT OF

CHARMING TOWN LIVING

An Incredible Town Lifestyle Awaits You at Rockwell



Situated along the peaceful banks of the Eramosa River, surrounded by rolling fields and forest, Rockwood is one of Southern Ontario's best kept secrets. Here just steps from Main St., Fernbrook Homes is pleased to announce a new enclave of just 200 homes in this picture perfect heritage town setting. Welcome to Rockwell Estate Residences.



.....
At Rockmosa Park



.....

PARKS & RECREATION

.....

*Relax and play at
Rockmosa Park
— Right next door*

WATERSIDE PARK



SPLASH PAD AT ROCKMOSA PARK



Right next to Rockwell, Rockmosa Park features baseball diamonds, tennis courts, community library, community centre, basketball court, batting cages, playground and more.





GO TRANSIT

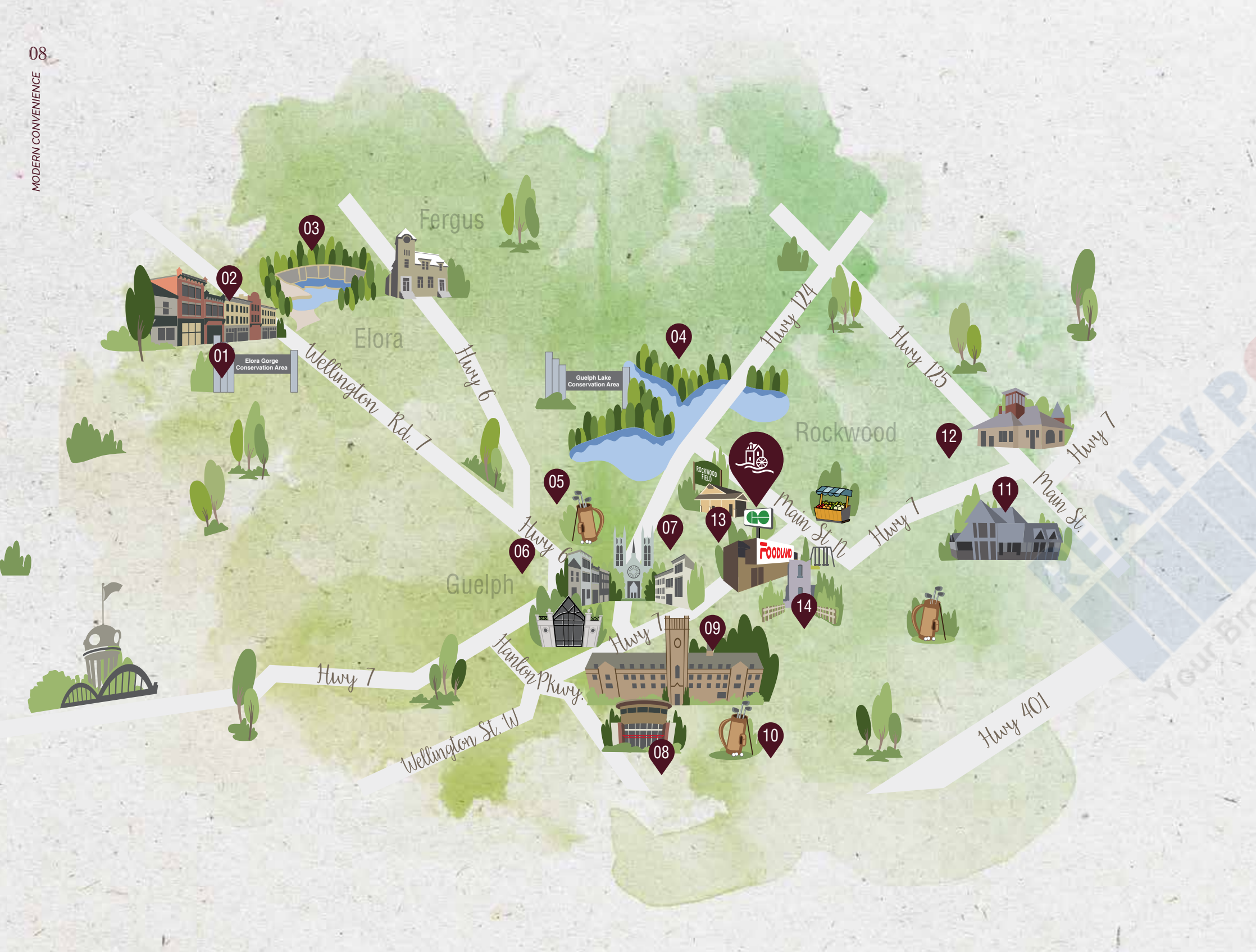
Rockwood has regular daily
GO Bus service to top
destinations such as Toronto,
Brampton, Kitchener, Guelph,
Georgetown and more.



SHOPPING & DINING

*12+ restaurants within easy
walking distance, and that's just
the beginning!*

- 01** Enjoy a latte at Eramosa River Café
- 02** Have a great dinner at Heaven on 7 Bistro
- 03** Get custom gift baskets at All in a Basket
- 04** Discover beautiful artisanal products at Gilded cage
- 05** Have a slice with friends at Purple Pig Pizza



A PORTRAIT OF MODERN CONVENIENCE

*The region's top places to work, shop, learn
and play are all close by.*



- 01 Elora Gorge Conservation Area
- 02 Elora Shops & Restaurants
- 03 Elora Quarry Conservation Areas
- 04 Guelph Lake Conservation Area
- 05 The Guelph Country Club
- 06 SmartCentres Guelph
- 07 GoodLife Fitness Centres
Old Quebec Street Shoppes
Downtown Guelph Shopping & Dining
- 08 Stone Road Mall
- 09 University of Guelph
- 10 Victoria Park East Golf Club
- 11 Blue Springs Golf Club
- 12 Red Barn Fitness

- 13 Rockwood Baseball Diamonds and Park
Rockmosa Community Hall
ANNAerobic Fitness & Personal Training
Whistle Stop
Chompin At The Bit Bar & Grille
Pepe's Purple Pig Pizzeria
RBC Royal Bank
Saunders Bakery (Rockwood) Ltd.
Heaven on 7 Bistro & Pub
GO Bus Stop
New Orleans Pizza
- 14 Rockwood Conservation Area
Ecole Harris Mill Public School
Lifestyle Fitness Studio
Rockwood Centennial Public School
Lloyd Dyer Park
Rockwood Post Office
Foodland - Rockwood
Rockwood Pharmacy
Rockwood Farmer's Market
Goodfellow's Field to Fork
Eramosa River Cafe

10 MINS

.....
East of Guelph

10 MINS

.....
West of Acton

20 MINS

.....
West of Georgetown



A PORTRAIT OF

NATURE & WONDER

*A World Of Remarkable Natural Treasures
Is Right Outside Your Door*



Rockwell is the perfect choice for anybody who loves spending time outdoors. Located just up the street, Rockwood Conservation Area is renowned for its beautiful caves, historic mill ruins and breathtaking scenery. It's the perfect spot for hiking, picnics, or even taking a dip in the Rockwell Reservoir. You can also spend the day hiking or sitting on the beach at Guelph Lake Conservation Area. For the truly adventurous, the Elora Gorge Conservation Area offers river tubing, cliff jumping and more.



ROCKWOOD
CONSERVATION AREA



GUELPH LAKE
CONSERVATION AREA



ELORA GORGE
CONSERVATION AREA

ROCKWOOD

CONSERVATION AREA

12
CAVES

.....
*One of the largest
cave networks
in Southern Ontario*

01
RUINS

.....
*The historic Mill Ruins are a
great place for a picnic or family
photo opportunity!*

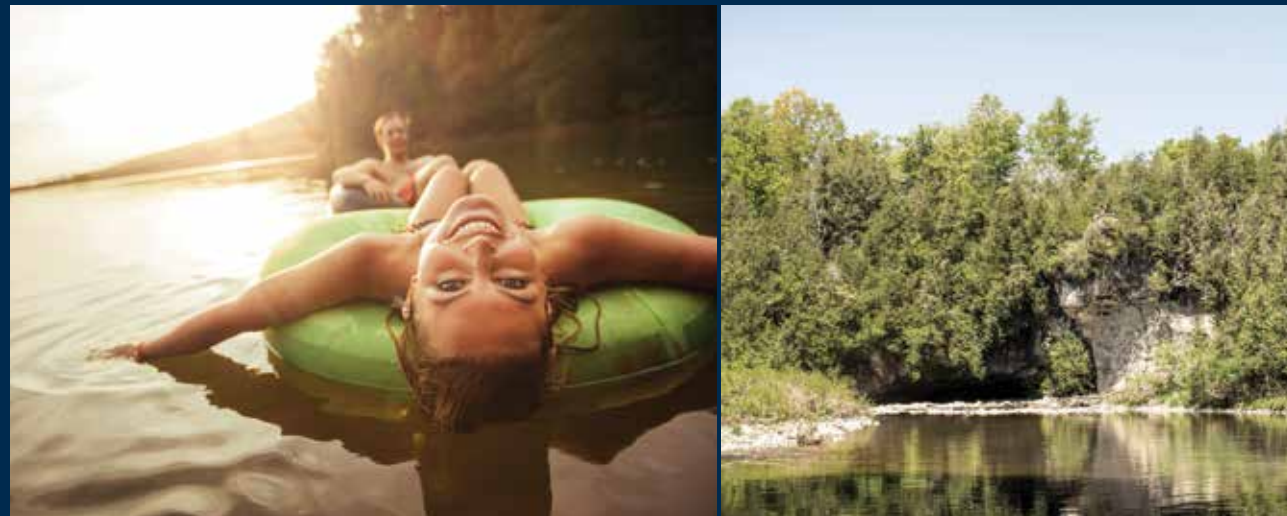
200
POTHOLES

.....
*Rockwood also features
distinctive large cavities that
date from the glacial period*

Whether you're enjoying a relaxed picnic or barbecue, hiking, swimming, canoeing, or even playing mini golf,
your family can enjoy many happy days in nature's midst here.

ELORA GORGE

CONSERVATION AREA



At the Elora Gorge, visitors can hike on breathtaking riverside trails (with safety barriers) that run alongside the 22 metre cliffs that flank that majestic Grand River.



GUELPH LAKE

CONSERVATION AREA

02
BEACHES

.....
*There are two
man-made sand beaches
at Guelph Lake*

104
CAMPSITES

.....
*Offering both serviced and
un-serviced sites in riverfront
and forest locations*

5KM
TRAILS

.....
*Various trails wind their way
through natural wooded areas,
as well as from downtown
Guelph to Guelph Lake*



A PORTRAIT OF

FAMILY & HOME

*Find The Home That Your Family Has
Always Dreamed Of Here*



Rockwell offers a wide range of freehold townhome, 36' & 40' detached custom quality homes. Elite home finishes, beautiful master suites, innovative design features and functional open-concept floor plans come together to create a portrait of a truly exceptional family home community.



ARTIST'S IMPRESSION



.....
 ELEGANT
 &
 REFINED



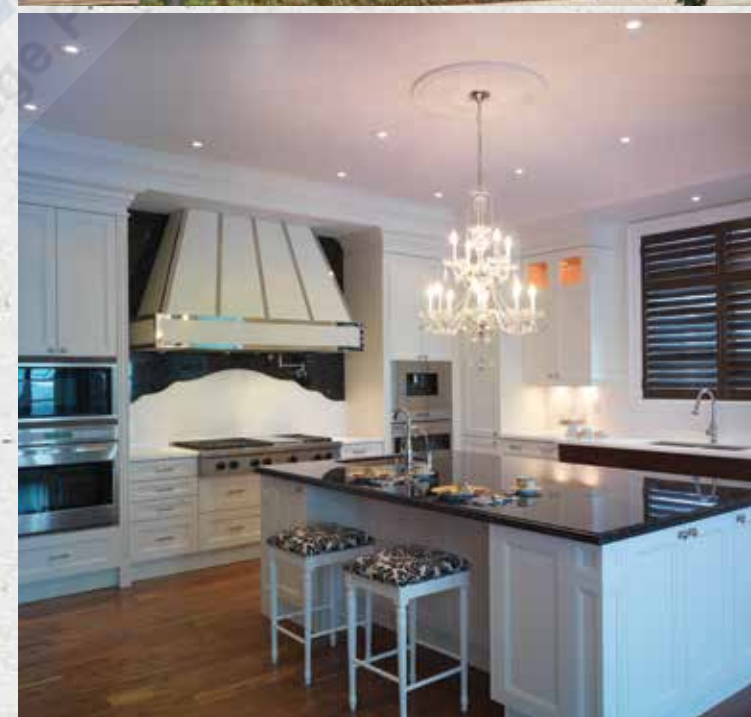
A PORTRAIT OF

INTEGRITY & TRADITION

Fernbrook Homes has a Reputation that is Without Rival



Fernbrook Homes is one of Canada's leading builders and is widely recognized for their outstanding commitment to creating distinctive communities. With a keen natural understanding of what makes a community a preferred place to live, Fernbrook has an exceptional reputation for architectural integrity, classic design, and outstanding customer service. Fernbrook is proud of their commitment to complete customer satisfaction and strives to offer the finest after-sales customer service in the industry.



52

MILLION SQ. FT.

.....
*Of high quality residential
real estate by Fernbrook Homes
since 1981.*

Come discover a lifetime of satisfaction awaiting you here.





ROCKWELL
ESTATE RESIDENCES

EXQUISITE LUXURY DESIGNS

Energy Star Qualified Low E glass and Argon gas filled windows

Paved driveway

Quality Series II kitchen cabinets

Single lever faucet in kitchen with vegetable sprayer

All showers to receive pressure balanced faucets

Water saving toilets and low flow showerheads

Energy Star qualified furnace

Energy Star qualified HRV (Heat Recovery Ventilator)

All ducts to be cleaned

Pre-finished 3-1/4" x 3/4" stained solid sawn structured hardwood flooring,
(choice of oak, maple or hickory) on main floor and upper hall

(where applicable & excluding tiled areas and all bedrooms), as per plan

Includes main to second floor stair landings
and upper loft areas on bungalows, as per plan

Natural gas fireplaces with marble surround and white painted mantle (detached only)

Elegant stain finished 3" oak handrail and 1-3/4" pickets and oak nosing

Oak stairs stain-finished (threads and risers) at main floor

Upgraded 2-3/4" colonial trim and 4-1/8" baseboard

Décora style switches and receptacles in finished areas

Plywood subfloor throughout

9' high +/- to first floor ceilings on bungalow and 2-storey

200 amp electrical service

1 electric car charging outlet



ROCKWELL
ESTATE RESIDENCES



ROCKWELL ESTATE RESIDENCES
SCHEDULE "A"
LUXURY FEATURES — FREEHOLD TOWNHOMES

EXTERIOR:

- Unique and innovative elevations utilizing genuine Clay Brick, Stone, Vinyl Siding, Ornamental Panels and other materials as per elevation, including a signature block on the dwelling containing the name Fernbrook Homes.
Elevation A: Old Ontario Style, brick on front elevation, brick on ground floor rear elevations, siding on end unit second floor side elevations and rear elevations. (Note: Corner houses will have brick on second floor rear elevations).
Elevation B: Victorian Gothic Style, brick on front elevation, brick on ground floor rear elevations, siding on end unit second floor side elevations and rear elevations. (Note: Corner homes to have brick on second floor rear elevations).
- Exterior designs are architecturally controlled and approved.
- Long life maintenance-free aluminium or vinyl soffits, fascia, eavestroughs and downspouts.
- Entry resistant framing on all swing style perimeter doors.
- All roof areas to be covered with self-sealing 25 Yr. asphalt shingles in architecturally blended colours. Side gable may be vinyl or aluminium.
- Municipal Bronze address plaques to front elevation.**
- Insulated metal door with weather stripping to front entry.
- Front entry door to have glass panel and/or transom window as per plan.
- Maintenance-free vinyl casement and single hung windows. Basement windows are sliders.
- All windows are Energy Star Qualified with low E glass and Argon gas filled.**
- Sliding patio door with screen as per plan.
- Quality caulking to exterior of all window and door openings.
- Exterior switched plug in front soffit for "holiday" lighting,** and two exterior weatherproof outlets plus plug in garage.
- Two exterior water taps (one at rear or side and second in garage with interior shut-off valves).
- Steel insulated raised panel sectional garage door(s) with glazed panels as per plans, equipped with heavy duty springs and rust resistant hardware.
- Reinforced concrete garage floors with grade beams on double car garages.
- Poured concrete front porch as per plan.
- All exterior colour packages have been pre-approved by the controlling architect for a desirable streetscape.
- Pre-cast slab walkway to front door and step at rear where required.
- Lot is graded and sodded to Municipality requirements. Common side yards 6' or less may be finished with granular material.
- Paved driveway as per Vendors specification and schedule.**
- Maintenance free exterior aluminium railings as per plan or the Ontario Building Code.

KITCHEN:

- Quality kitchen cabinets with dishwasher space provided, as per applicable plan. **Series II cabinets with colour co-ordinated kick plates.**
- Electrical outlets at counter level for small appliances.
- Post formed counter tops from standard samples.
- Heavy-duty receptacle for electric stove and dedicated receptacle for fridge.
- White, two-speed exhaust fan in kitchen over stove, vented to the exterior.
- Stainless steel double kitchen sink with shut-off valves.
- Single lever faucet in kitchen with vegetable sprayer.**
- Electrical rough-in with water valve for future dishwasher (hook up not included even if appliances are included as part of the agreement).
- Bulkheads where applicable.

BATHS:

- Chrome single lever washer-less faucets for all bathroom vanities and shower stalls.**
- Separate shower stall in ensuite bathroom, as per applicable plan.
- All showers to receive pressure balanced faucets.** Sinks to have shut-off valves.
- Pedestal sink in powder room, as per applicable plan.
- Exhaust fan vented to the exterior in bathrooms and powder room.
- Quality white plumbing fixtures in all bathrooms and powder room.
- Quality vanities in all bathrooms as per plan(s).
- Vanity countertops to be selected from Vendors' standard samples.
- Quality ceramic tiles to walls of bathtub enclosures to ceiling height. Showers include ceiling.
- Colour co-ordinated ceramic accessories in bathrooms and powder room. Matched with plumbing fixtures.
- Bevelled edge mirrors and make up bar lighting in all bathrooms and powder room.**
- Shower stalls to have Den-Shield or equivalent to approx. 32" above the tub. Drop ceiling over bathtubs and showers.
- Shower stalls get a synthetic marble threshold (as per applicable plan) complete with water resistant light fixture on a separate switch.
- Water saving toilets and low flow showerheads.**
- Privacy locks on all bathrooms and powder room doors.

LAUNDRY:

- Single laundry tub with separate drain and faucets for washer and venting sleeve with cap for dryer; as per applicable plan.
- Any laundry room on the second floor will have a curb and drain (as per applicable plan). Tubs in finished areas will have shut-off valves.
- Heavy duty electrical outlet for dryer and outlet for washer.

HEATING/INSULATION:

- Quality engineered forced air heating system with ducting sized to accommodate future central air conditioning. Hot water tank on a rental basis.
- Energy Star qualified furnace. (Min. AFUE of 95%)**
- Energy Star qualified HRV (Heat Recovery Ventilator) with min. 60% efficiency.**
- Exterior walls above grade to be 2 x 6 construction.**
- Floors over unheated spaces to have R31 min. spray foam insulation.**
- The shim gap around windows and doors will be injected with spray foam insulation to help reduce air leakage.

- Attic insulation to be R50 (nominal), R25 insulation in above grade walls and R20 insulation to basement walls.**
- High Efficiency gas water heater. (Rental basis)
- All ducts to be cleaned.**

INTERIOR FINISHES:

- Classique or Colonial "Series 800" moulded panel interior passage doors throughout finished areas. (Purchaser's choice of one style throughout), excluding sliding closet doors and cold cellar doors if applicable.
- Elegant Stain-finished 3" oak handrail and 1-¾" pickets and oak nosing** from Vendors standard samples.
- Oak stairs stain-finished (threads and risers) at main floor,** as per plans.
- Brushed nickel style finish lever handles and hinges on all interior doors in finished areas, including grip sets with deadbolt lock as per plan on front entry. Hinges will not be painted.
- Upgraded 2-¾" colonial trim** on all swing style doors, flat archways up to 7" deep and windows in finished areas.
- Upgraded 4-1/8" colonial baseboard** to all finished areas with paint grade profiled doorstep trim in all tiled areas.
- Knee walls, ledges and window seats to be capped with painted MDF trim detailing.
- Mirrored sliding closet doors as per plan.
- Wire shelving installed in all closets.

ELECTRICAL:

- 200 amp service with circuit breaker panel and copper wiring throughout, all to Ontario Hydro specifications.
- Ceiling light fixtures provided throughout finished areas including all bedrooms (with the following exceptions): rooms having sloped or ceilings over 10' that span the entire room are to have a switch controlled receptacle only. Living rooms will have a switch controlled receptacle only. Quality black cast aluminium coach lamps to front entry and garage as per applicable plans. Also rear and side door where applicable.
- Dimmer control switch in master bedroom and dining room.**
- Décora style switches and receptacles in finished areas.**
- Additional receptacle on garage ceiling for future door opener.
- Interior door chime for front door and side door if applicable, smoke detector and carbon-monoxide detector provided.
- Rough-in for Cable T.V. — one in master bedroom and one in the family room (or great room, locations determined by vendor).
- Rough-in for Bell — one in kitchen, family or great room (or living room if no family or great room) and all bedrooms, location determined by Vendor.
- One electrical outlet in garage for each parking space and one outlet on the ceiling for future garage door opener. One ceiling light is also provided.

PAINTING:

- All interior walls to be painted. Purchaser to have a choice of 2 paint colours throughout from Vendors' standard samples. Kitchen, bathrooms and laundry rooms to have a semi-gloss finish. All trim and doors to be painted with a semi-gloss white accent paint.
- Textured ceilings with 4" smooth borders throughout, where applicable (except for kitchen, laundry and bathroom ceilings which will have smooth finish with one coat of primer paint and one coat of white ceiling paint).

FLOORING:

- Pre-Finished 3-¼" x ¾" Stained Solid Sawn Structured Hardwood Flooring, (choice of Oak, Maple or Hickory) on Main floor and Upper Hall (where applicable & excluding tiled areas and all bedrooms), as per plan. Includes main to second floor stair landings,** as per plan.
- Imported ceramic tile flooring 12" x 12" or 13" x 13" ceramic floor tile in foyer, kitchen, breakfast area, main hall, laundry and powder room, as per applicable plan.
- Luxurious wall-to-wall 35 oz. broadloom with quality ½" 4 lb. under-pad in all other areas and bedrooms, with choice of colour from builder standard samples (Excluding tiled areas).
- Engineered floor joists with **5/8" Plywood subfloor.** Subfloors are nailed, glued and screwed down.
- 3/8" plywood roof sheathing (not OSB)
- Concrete basement floor with drain.

ALSO INCLUDED:

- 9' high +/- to first floor ceilings on 2-Storey** with all second floor ceilings to be 8' +/- . Excludes areas with raised, dropped or cathedral ceilings.
- Rough-in for central vacuum system, minimum two outlets (dropped to basement).
- Basement walls wrapped with drainage layer to help keep basement dry.
- Poured concrete basement wall complete with weeping tile.
- All ducts to be professionally cleaned.
- Survey provided at no additional cost.
- Entry door from garage to interior (where grade permits) with safety door closer and keyless entry hardware as per plan. No credit if not allowed by zoning regulations. (If optional, extra charges will apply)
- Pre-wiring for rough-in alarm to windows and doors on main floor.**
- 1 electric car charging outlet.

WARRANTY

Fernbrook Homes warranty backed by Tarion Warranty Corporation

ONE YEAR WARRANTY

The builder warrants that the home is free from defects in workmanship and materials, and is fit to live in and meets the Ontario Building Code requirements from the date of possession.

TWO YEAR WARRANTY PROTECTION

Water seepage through the building envelope, including the basement or foundation walls. Defects in materials and work in the electrical, plumbing and heating delivery and distribution systems. Defects in materials and work in the exterior cladding, caulking windows and doors leading to detachment or serious deterioration. Violations of the Ontario Building Code's health and safety provisions.

SEVEN YEAR WARRANTY (major structural defects)

Any defect in materials or workmanship that result in the failure of a load-bearing part of the structure, or any defect in materials or workmanship that materially and adversely affects the use of the building as a home. Purchaser will reimburse the Builder for the cost of the Warranty Fee as an adjustment on closing.

November 9th, 2017



ROCKWELL
ESTATE RESIDENCES



ROCKWELL ESTATE RESIDENCES
SCHEDULE "A"
LUXURY FEATURES — SINGLE DETACHED HOMES

EXTERIOR:

1. Unique and innovative elevations utilizing genuine Clay Brick, Stone, Vinyl Siding, Ornamental Panels and other materials as per elevation, including a signature block on the dwelling containing the name Fernbrook Homes.
Elevation A: Old Ontario Style, siding with stone base on front elevations, full height siding on side and rear elevations. (Bungalows the same, with siding to sides and rear).
Elevation B: Craftsman Style, brick and siding on front elevation, brick on ground floor sides and rear elevations, siding on second floor side and rear elevations. (Bungalows - brick on sides and rear elevations, with siding to gables as per plan).
Elevation C: Victorian Gothic Style, brick on front elevation, brick on ground floor side and rear elevations, siding on second floor side and rear elevations. (Bungalows - brick on sides and rear elevations, with siding to gables as per plan).
Note: Corner Lot homes to have brick on second floor rear elevations.
Front Walk Out Bungalows: Ele. A brick on stepped walk out portion and siding on the rest. **Ele. B** all brick with siding to any gables. **Ele. C** all brick with siding to any gables.
2. Exterior designs are architecturally controlled and approved.
3. Long life maintenance-free aluminium or vinyl soffits, fascia, eavestroughs and downspouts.
4. Entry resistant framing on all swing style perimeter doors.
5. All roof areas to be covered with self-sealing 25 Yr. asphalt shingles in architecturally blended colours. Side gable may be vinyl or aluminium.
6. **Municipal Bronze address plaques to front elevation.**
7. Insulated metal door with weather stripping to front entry.
8. Front entry door to have glass panel and/or transom window as per plan.
9. Maintenance-free vinyl casement and single hung windows. Basement windows are sliders.
10. **All windows are Energy Star Qualified with low E glass and Argon gas filled.**
11. Sliding patio door with screen as per plan.
12. Quality caulking to exterior of all window and door openings.
13. **Exterior switched plug in front soffit for "holiday" lighting,** and two exterior weatherproof outlets plus plug in garage.
14. Two exterior water taps (one at rear or side and second in garage with interior shut-off valves).
15. Steel insulated raised panel sectional garage door(s) with glazed panels as per plans, equipped with heavy duty springs and rust resistant hardware.
16. Reinforced concrete garage floors with grade beams on double car garages.
17. Poured concrete front porch as per plan.
18. All exterior colour packages have been pre-approved by the controlling architect for a desirable streetscape.
19. Pre-cast slab walkway to front door and step at rear where required.
20. Lot is graded and sodded to Municipality requirements. Common side yards 6' or less may be finished with granular material.
21. **Paved driveway as per Vendors specification and schedule.**
22. Maintenance free exterior aluminium railings as per plan or the Ontario Building Code.

KITCHEN:

23. Quality kitchen cabinets with dishwasher space provided, as per applicable plan. **Series II cabinets with colour co-ordinated kick plates.**
24. Electrical outlets at counter level for small appliances.
25. Post formed counter tops from standard samples.
26. Heavy-duty receptacle for electric stove and dedicated receptacle for fridge.
27. White, two-speed exhaust fan in kitchen over stove, vented to the exterior.
28. Stainless steel double kitchen sink with shut-off valves.
29. **Single lever faucet in kitchen with vegetable sprayer.**
30. Electrical rough-in with water valve for future dishwasher (hook up not included even if appliances are included as part of the agreement).
31. Bulkheads where applicable.

BATHS:

32. **Chrome single lever washer-less faucets for all bathroom vanities and shower stalls.**
33. Separate shower stall in ensuite bathroom, as per applicable plan.
34. **All showers to receive pressure balanced faucets.** Sinks to have shut-off valves.
35. Pedestal sink in powder room, as per applicable plan.
36. Exhaust fan vented to the exterior in bathrooms and powder room.
37. Quality white plumbing fixtures in all bathrooms and powder room.
38. Quality vanities in all bathrooms as per plan(s).
39. Vanity countertops to be selected from Vendors' standard samples.
40. Quality ceramic tiles to walls of bathtub enclosures to ceiling height. Showers include ceiling.
41. Colour co-ordinated ceramic accessories in bathrooms and powder room. Matched with plumbing fixtures.
42. **Bevelled edge mirrors and make up bar lighting in all bathrooms** and powder room.
43. Shower stalls to have Den-Shield or equivalent to approx. 32" above the tub. Drop ceiling over bathtubs and showers.
44. Shower stalls get a synthetic marble threshold (as per applicable plan) complete with water resistant light fixture on a separate switch.
45. **Water saving toilets and low flow showerheads.**
46. Privacy locks on all bathrooms and powder room doors.

LAUNDRY:

47. Single laundry tub with separate drain and faucets for washer and venting sleeve with cap for dryer; as per applicable plan.
48. Any laundry room on the second floor will have a curb and drain (as per applicable plan). Tubs in finished areas will have shut off valves.
49. Heavy duty electrical outlet for dryer and outlet for washer.

HEATING/INSULATION:

50. Quality engineered forced air heating system with ducting sized to accommodate future central air conditioning. Hot water tank on a rental basis.
51. **Energy Star qualified furnace. (Min. AFUE of 95%)**
52. **Energy Star qualified HRV (Heat Recovery Ventilator)** with min. 60% efficiency.
53. **Exterior walls above grade to be 2 x 6 construction.**
54. **Floors over unheated spaces to have R31 min. spray foam insulation.**
55. The shim gap around windows and doors will be injected with spray foam insulation to help reduce air leakage.

56. **Attic insulation to be R50 (nominal), R25 insulation in above grade walls and R20 insulation to basement walls.**
57. High Efficiency gas water heater. (Rental basis)
58. **All ducts to be cleaned.**

INTERIOR FINISHES:

59. **Natural gas Fireplaces with marble surround and white painted mantle** from Vendors standard samples, as per plan.
60. Classique or Colonial "Series 800" moulded panel interior passage doors throughout finished areas. (Purchaser's choice of one style throughout), excluding sliding closet doors and cold cellar doors if applicable.
61. **Elegant Stain-finished 3" oak handrail and 1-¾" pickets and oak nosing** from Vendors standard samples.
62. **Oak stairs stain-finished (threads and risers) at main floor,** as per plans.
63. Brushed nickel style finish lever handles and hinges on all interior doors in finished areas, including grip sets with deadbolt lock as per plan on front entry. Hinges will not be painted.
64. **Upgraded 2-¾" colonial trim** on all swing style doors, flat archways up to 7" deep and windows in finished areas.
65. **Upgraded 4-1/8" colonial baseboard** to all finished areas with paint grade profiled doorstep trim in all tiled areas.
66. Knee walls, ledges and window seats to be capped with painted MDF trim detailing.
67. Mirrored sliding closet doors as per plan.
68. Wire shelving installed in all closets.

ELECTRICAL:

69. 200 amp service with circuit breaker panel and copper wiring throughout, all to Ontario Hydro specifications.
70. Ceiling light fixtures provided throughout finished areas including all bedrooms (with the following exceptions): rooms having sloped or ceilings over 10' that span the entire room are to have a switch controlled receptacle only. Living rooms will have a switch controlled receptacle only. Quality black cast aluminium coach lamps to front entry and garage as per applicable plans. Also rear and side door where applicable.
71. **Dimmer control switch in master bedroom and dining room.**
72. **Décora style switches and receptacles in finished areas.**
73. Additional receptacle on garage ceiling for future door opener.
74. Interior door chime for front door and side door if applicable, smoke detector and carbon-monoxide detector provided.
75. Rough-in for Cable T.V. — one in master bedroom and one in the family room (or great room, locations determined by vendor).
76. Rough-in for Bell — one in kitchen, family or great room (or living room if no family or great room) and all bedrooms, location determined by Vendor.
77. One electrical outlet in garage for each parking space and one outlet on the ceiling for future garage door opener. One ceiling light is also provided.

PAINTING:

78. All interior walls to be painted. Purchaser to have a choice of 2 paint colours throughout from Vendors' standard samples. Kitchen, bathrooms and laundry rooms to have a semi-gloss finish. All trim and doors to be painted with a semi-gloss white accent paint.
79. Textured ceilings with 4" smooth borders throughout, where applicable (except for kitchen, laundry and bathroom ceilings which will have smooth finish with one coat of primer paint and one coat of white ceiling paint).

FLOORING:

80. **Pre-Finished 3-¼" x ¾" Stained Solid Sawn Structured Hardwood Flooring, (choice of Oak, Maple or Hickory) on Main floor and Upper Hall (where applicable & excluding tiled areas and all bedrooms), as per plan. Includes main to second floor stair landings,** as per plan.
81. Imported ceramic tile flooring 12" x 12" or 13" x 13" ceramic floor tile in foyer, kitchen, breakfast area, main hall, laundry and powder room, as per applicable plan.
82. Luxurious wall-to-wall 35 oz. broadloom and with quality ½" 4 lb. under-pad in all other areas and bedrooms, with choice of colour from builder standard samples (Excluding tiled areas).
83. Engineered floor joists with **5/8" Plywood subfloor.** Subfloors are nailed, glued and screwed down.
84. 3/8" plywood roof sheathing (not OSB)
85. Concrete basement floor with drain.

ALSO INCLUDED:

86. **9' high +/- to first floor ceilings on 2-Storey** with all second floor ceilings to be 8' +/-, Excludes areas with raised, dropped or cathedral ceilings.
87. Rough-in for central vacuum system, minimum two outlets (dropped to basement).
88. Basement walls wrapped with drainage layer to help keep basement dry.
89. Poured concrete basement wall complete with weeping tile.
90. All ducts to be professionally cleaned.
91. Survey provided at no additional cost.
92. Entry door from garage to interior (where grade permits) with safety door closer and keyless entry hardware as per plan. No credit if not allowed by zoning regulations. (If optional, extra charges will apply)
93. **Pre-wiring for rough-in alarm to windows and doors on main floor.**
94. 1 electric car charging outlet.

WARRANTY

Fernbrook Homes warranty backed by Tarion Warranty Corporation

ONE YEAR WARRANTY

The builder warrants that the home is free from defects in workmanship and materials, and is fit to live in and meets the Ontario Building Code requirements from the date of possession.

TWO YEAR WARRANTY PROTECTION

Water seepage through the building envelope, including the basement or foundation walls. Defects in materials and work in the electrical, plumbing and heating delivery and distribution systems. Defects in materials and work in the exterior cladding, caulking windows and doors leading to detachment or serious deterioration. Violations of the Ontario Building Code's health and safety provisions.

SEVEN YEAR WARRANTY (major structural defects)

Any defect in materials or workmanship that result in the failure of a load-bearing part of the structure, or any defect in materials or workmanship that materially and adversely affects the use of the building as a home. Purchaser will reimburse the Builder for the cost of the Warranty Fee as an adjustment on closing.

November 9th, 2017

PARKS & RECREATION

- 01 Rockwood Conservation Area
- 02 Lloyd Dyer Park
- 03 Rockwood Baseball Diamonds and Park
- 04 Rockmosa Community Hall
- 05 Harris Woolen Mill Ruins
- 06 Northfield Farm

SHOPPING & DINING

- 01 Heaven on 7 Bistro & Pub
- 02 Eramosa River Cafe
- 03 Goodfellow's Field to Fork
- 04 Rockwood Farmer's Market
- 05 Saunders Bakery (Rockwood) Ltd.
- 06 Rockwood Home Hardware
- 07 Foodland - Rockwood
- 08 Rockwood Pharmacy
- 09 New Orleans Pizza
- 10 Pepe's Purple Pig Pizzeria
- 11 Chompin At The Bit Bar & Grille
- 12 Whistle Stop
- 13 Eramosa Garden Centre

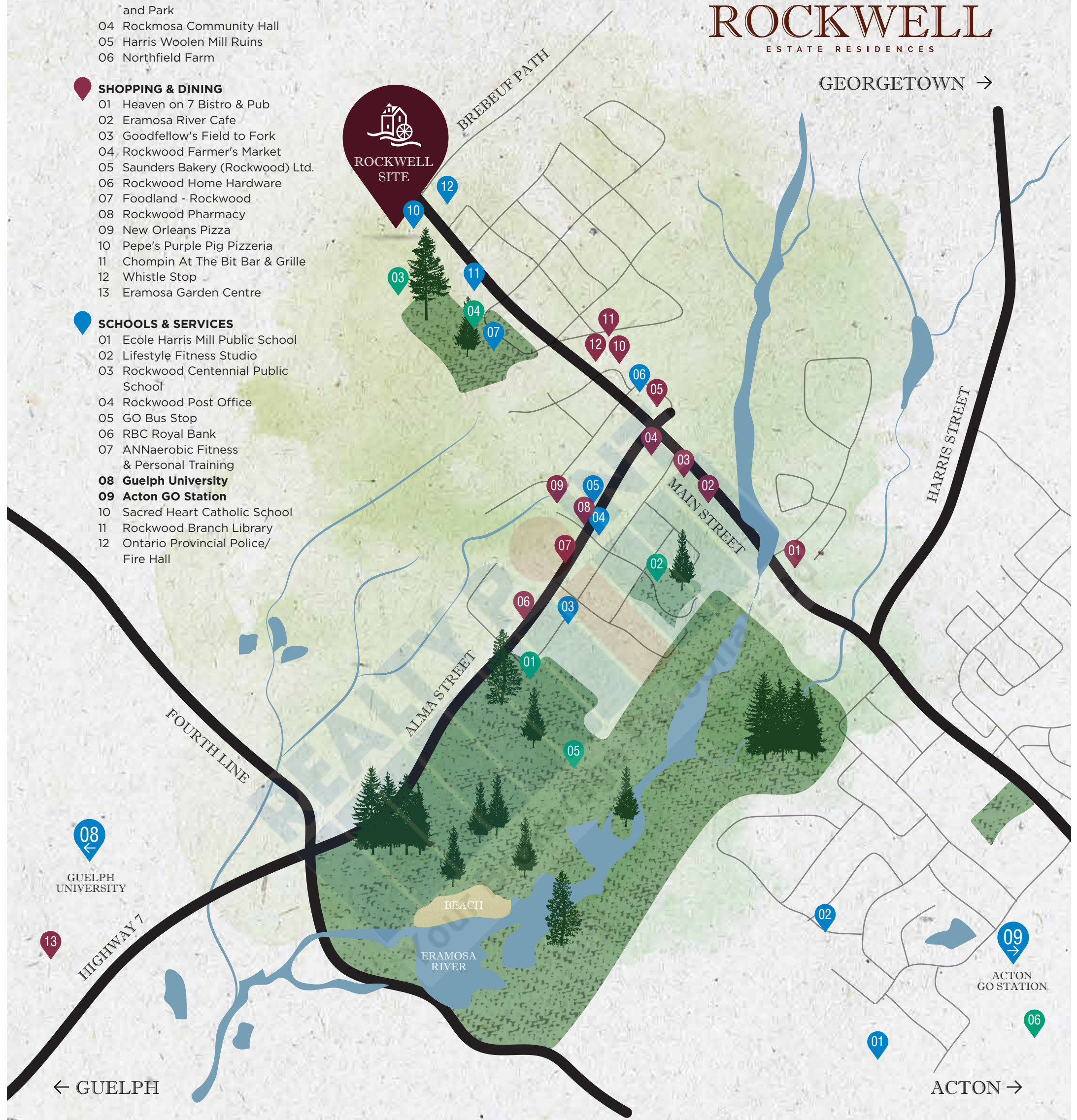
SCHOOLS & SERVICES

- 01 Ecole Harris Mill Public School
- 02 Lifestyle Fitness Studio
- 03 Rockwood Centennial Public School
- 04 Rockwood Post Office
- 05 GO Bus Stop
- 06 RBC Royal Bank
- 07 ANNAerobic Fitness & Personal Training
- 08 Guelph University
- 09 Acton GO Station
- 10 Sacred Heart Catholic School
- 11 Rockwood Branch Library
- 12 Ontario Provincial Police/ Fire Hall



ROCKWELL
ESTATE RESIDENCES

GEORGETOWN →



Fernbrook
HOMES

11" x 17"



ROCKWELL
ESTATE RESIDENCES

VIP REGISTRANTS PREVIEW BONUS

FREEHOLD TOWNHOMES

5 PIECE APPLIANCE PACKAGE

OR

\$5,000 IN UPGRADES

(TO BE SPENT AT THE DÉCOR CENTRE-HST INCLUDED)

36' SINGLE DESIGNS

**3¼" X ¾" PRE-FINISHED STAINED SOLID
SAWN STRUCTURED HARDWOOD FLOORING
(CHOICE OF OAK, MAPLE OR HICKORY) IN ALL BEDROOMS**

OR

\$7,000 IN UPGRADES

(TO BE SPENT AT THE DÉCOR CENTRE-HST INCLUDED)

40' SINGLE DESIGNS

**3¼" X ¾" PRE-FINISHED STAINED SOLID
SAWN STRUCTURED HARDWOOD FLOORING
(CHOICE OF OAK, MAPLE OR HICKORY) IN ALL BEDROOMS**

OR

\$10,000 IN UPGRADES

(TO BE SPENT AT THE DÉCOR CENTRE-HST INCLUDED)

*** LIMITED TIME OFFER ***