

Elegant Exteriors

- Each unique model offers a choice of architecturally craftsman designed elevations, controlled and maintained on all the homes within the development
- 30-year dimensional self sealing asphalt shingles
- Distinctive and rich stone finish on all front elevations with accented brick along the sides and back. All models with attractive gable wood accents
- Exterior pot lights on front and rear of home; coach lights at rear, where applicable.
- Pre-finished maintenance free oversized aluminum eavestrough, soffit, and fascia
- Designer low-maintenance pre-finished vinyl casement windows and doors with "low E argon" glass. All models with "sable" or "taupe" exterior window colouring
- Oversized vinyl casement basement windows with protective window wells
- Concrete driveways and walkways. Decorative stamped concrete patio
- Double car garages with *electronic door entry system and two car remotes Insulated 16ft. x 8ft. "Carriage House" garage doors with decorative hinges and pre-finished with dark oak ultra grain stain
- Decorative outdoor ornamental lamp post for each individual front yard

Distinguished Interior Features

- Minimum 9ft. ceilings throughout main level
- Interior trim with 3-1/2" casings and 5-1/2" baseboards
- Distinctive open oak or maple staircase with oak, maple or wrought iron spindles to lower level
- Colonial embossed interior door styles with lever door hardware. All entrance doors are 3ft wide
- Crown mouldings in selected living areas*
- California sprayed textured ceilings in all rooms, except for bathrooms and laundry areas
- Pre-finished hardwood flooring or ceramic tile flooring in foyer, kitchen/dinette, laundry, and all bathrooms
- High quality stainmaster carpet with quality high-density foam underpad
- All walls are primed and painted using a three-coat system
- Gas fireplace complete with mantle and hearth arrangement in the Great Room and/or Basement Recreation Room*
- Decora switches and electrical outlets
- Telephone, internet, and cable jacks pre-wired and finished.
- Iacobelli Construction Limited shall provide a personally scheduled appointment with our qualified Technical Contractor to explain and co-ordinate any additional home automation or audio/video distribution systems you may desire.
- Light fixture allowance for all lighting not otherwise specified on the individual home plan
- All garages are drywall-finished and prime painted
- Custom ventilated wire shelving in all closets
- Services of builder's Interior Decorator provided for custom colour selections*
- Professional home cleaning prior to occupancy, including windows and duct system.

Custom Kitchen & Baths

- Allowance for premium custom-designed cabinetry in kitchen and bathrooms
- Pre-finished hardwood flooring or ceramic tile flooring
- Custom granite countertops in kitchen
- Under-cabinet valence lighting in the kitchen
- Stainless steel double sink with pull-out spray faucet
- Custom architectural "Delta" or "Moen" faucets
- Decorative ceiling pot lights per design
- Deep whirlpool soaker tub with ceramic tile tub deck in ensuite*

- Pre-formed one piece acrylic cap-less 4ft shower in ensuite and *basement bath with 3 panel clear glass door in accordance with floor plan
- Pre-formed one piece acrylic cap-less 5ft tub/shower in main bath in accordance with floor plan
- Pressure-balanced shower controls in all bathrooms

Site Features

- Private quiet cul-de-sac located in Heritage Park Estates, Samia
- Extensive landscaping throughout the site, professionally designed by a Landscape Architect for each home
- Fully irrigated grounds including individual lots*
- All utilities and services underground
- St. Clair Catholic District Schools = St. Annes (elementary), St. Christopher's (Secondary), or Gregory A Hogan Catholic School (French immersion)
- Lambton Kent District Schools = Confederation Central Public School (elementary) or St. Clair Secondary School (Secondary)

Energy Savings and Peace of Mind



- Each model is DESIGNED TO MEET ENERGY STAR® FOR NEW HOME SPECIFICATIONS "Built to be warmer in the winter and cooler in the summer and more comfortable all year round. ENERGY STAR® qualified new homes are designed to be approximately 25-30 percent more energy efficient than those built to regular construction standards
- High efficiency furnace and central air conditioner (14 Seer) coupled with an HRV unit (Heating Recovery Ventilator)
- Programmable thermostat to control heating, ventilation and air conditioning
- Tankless gas water heater (rental unit)
- 3 Gas line package for the stove, dryer and a quick connect for the BBQ
- Roughed in central vacuum with a "toe kick vac pan" located in kitchen area
- "Worry Free" Security System including 12 month 24 hour monitoring
- 2x6 exterior wall construction
- Pre-engineered Silent floor joist system with 3/4" T&G subfloors glued and screwed.
- R50 insulation value in the ceilings and R25 insulation value in the exterior walls
- "System Platon" protective basement waterproof coating
- Cross linked polyethylene (PEX) water piping installed in a HOME RUN configuration in which hot and cold supply lines originate from a central manifold and serve individual fixtures. HOME RUN systems equalize pressure and greatly reduce water noise
- 2 frost-free outdoor hose bibs
- Iacobelli Construction Limited is an ENERGY STAR® for New Homes Participant

Warranty and Notes

- All homes are covered by TARIION warranty
- Warranty enrolment fee included in the purchase price of home
- Standard Specifications noted above are offered from Builder's Samples only – appliances not included
- Our policy of continual improvement in design and construction materials may require that standard specifications are subject to change without notice, provided that substituted materials are of equal or superior quality.

*Optional

HOMES *of*
Graham Coughtry *at*



Beginning in the mid 200's
Luxury ONE FLOOR
Craftsman Style Designs



The Banff

I  My
Iacobelli
Home



IACOBELLI

Iacobelli Construction Ltd

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IACOBELLI

Presented by:



ELEVATION "A"

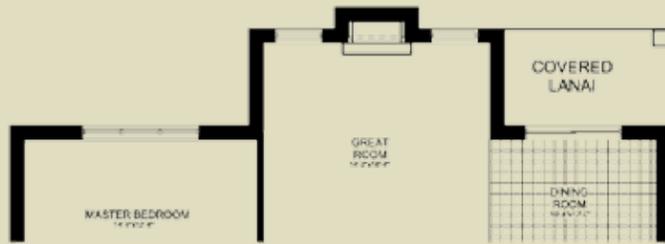
HOMES of
Graham Coughtry

The Banff

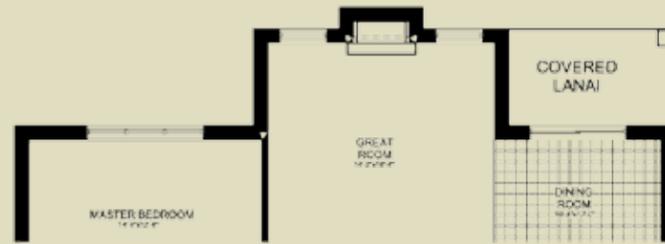
1557 SQ. FT.



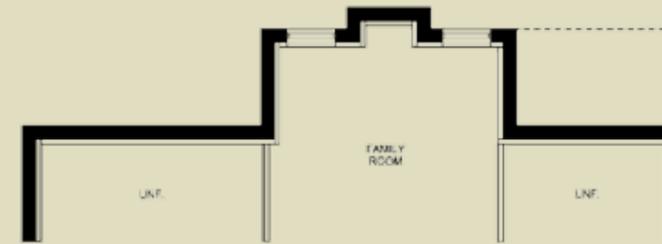
ELEVATION "B"



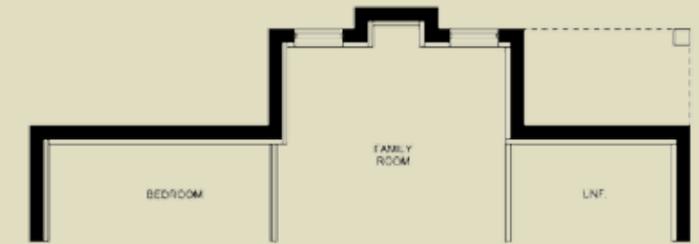
OPTIONAL FIRE PLACE AND COVERED LANAI



OPTIONAL FIRE PLACE AND COVERED LANAI



OPTIONAL FIRE PLACE AND COVERED LANAI
FINISHED FAMILY ROOM, BEDROOM AND OPTIONAL BATH



OPTIONAL FIRE PLACE AND COVERED LANAI
FINISHED FAMILY ROOM, 2-BEDROOMS AND OPTIONAL BATH



MAIN FLOOR PLAN ELEVATION "A"
MAIN FLOOR PLAN WITH 3 PIECE ENSUITE



MAIN FLOOR PLAN ELEVATION "B"
MAIN FLOOR PLAN WITH 4 PIECE ENSUITE



BASEMENT PLAN ELEVATION "A"
UN FINISHED BASEMENT



BASEMENT PLAN ELEVATION "B"
FINISHED FAMILY ROOM, BEDROOM & OPTIONAL BATHROOM

*Floor plans and room sizes may vary slightly with alternate elevations and as-built conditions.