



— THE VILLAS OF —
MOLINARI

LUXURY ONE FLOOR

European Designs



THE
TUSCANY



Presented by:

IACOBELLI



— THE VILLAS OF — MOLINARI



THE TUSCANY

1448 sq ft

Exclusively by



IACOBELLI

www.iacobelliconstruction.ca

Elegant Exteriors

- Each model offers a unique architecturally designed elevation, controlled and maintained on all the villas within the development
- Distinctive and rich stone finish on all front elevations with accented brick along the sides and back. All models feature an attractive stucco finished gable
- Large single car garage with electronic door entry system, car remotes and keyless entry pad; insulated 9ft. x 7ft. fashionable and modern garage door with decorative hinges and pre-finished colouring
- Concrete driveways and walkways, decorative stamped concrete patio
- Exterior pot lights on front of the home; coach lights at rear, where applicable
- Pre-finished maintenance-free oversized aluminum eavestrough, soffit, and fascia (espresso colour)
- Designer low-maintenance pre-finished vinyl casement windows and doors with "low E argon" glass for improved energy efficiency. All models with espresso (black) exterior window colouring
- Oversized vinyl casement basement windows with protective window wells
- Timberline high definition shingles with a Lifetime Ltd warranty

Distinguished Interior Features

- Cathedral 14ft. high ceilings throughout main area of the kitchen, dining room and great room
- Interior trim with 3-1/2" casings and 5-1/2" baseboards
- Distinctive open oak or maple staircase with oak, maple or steel spindles to lower level
- Contemporary wood fiber interior doors with lever hardware; all entrance doors are 3ft wide
- Crown moulding in selected living areas*
- Flat finished white ceilings in all rooms, with bullnose round or chamfer drywall corners
- Pre-finished hardwood and laminate flooring or 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
- Natural 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
- Light fixture allowance for all lighting not otherwise specified on the individual home plan
- Drywall-finished and prime painted garage
- 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 the kitchen and bathrooms
- Pre-finished hardwood and laminate flooring or ceramic tile flooring
- Custom granite or quartz countertops in the kitchen*
- Under-cabinet valence lighting in the kitchen
- Stainless steel double sink with pull-out spray faucet
- Custom architectural faucets in the bathroom(s)
- Decorative ceiling pot lights per design
- Pre-formed one piece acrylic 5ft shower in the ensuite (Tuscany model only) with 3 panel clear glass door in accordance with floor plan

- Pre-formed one piece acrylic 5ft tub/shower in main bath and *basement bath in accordance with floor plan (Tuscany and Naples)
- Pressure-balanced shower controls in all bathrooms

Site Features

- Private, quiet cul-de-sac located in Heritage Park Estates, Sarnia, Ontario
- 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 – Elementary: St. Anne's, Gregory A. Hogan (French Immersion); Secondary: St. Patrick's
- Lambton Kent District Schools – Elementary: Confederation Central Public School; Secondary: St. Clair Secondary School

Energy Savings & 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 gas 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
- "Safe and Sound" Security System with 24 hour monitoring+
- 2x6 exterior wall construction
- Pre-engineered Silent Floor joist system with 3/4" TandG subfloors glued and screwed
- R50 insulation value in the ceilings, R25 insulation value in the exterior walls and R20 insulation value in the basement walls
- 2 frost-free outdoor hose bibs
- High-density polyethylene (HDPE) exterior foundation and basement membrane system that provides superior moisture protection
- "Worry Free" exterior maintenance - WE SHOVEL THE SNOW, WE CUT THE GRASS+
- Iacobelli Construction Limited is an ENERGY STAR® for New Homes Participant



Warranty & Notes

- All homes are covered by TARIION warranty
- Warranty enrolment fee included in the purchase price
- 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

+For a period of twelve months from date of closing



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