



LEBLANC ENTERPRISES  
HOME BUILDER



BUTLER CREEK  
BRIGHTON

**CONDOMINIUMS**

1060 sq.ft.

[www.leblanchomes.com](http://www.leblanchomes.com)

# QUALITY FEATURES & FINISHES

1. Maintenance-free vinyl siding, aluminum soffits, fascias and eavestrough.
2. Self-sealing fiberglass-based shingles with 30-YEAR WARRANTY.
3. Exterior hose faucet.
4. Exterior weatherproof electrical outlet.
5. Fully sodded lot.
6. Paved parking and concrete walkways.
7. Moen brand plumbing fixtures.
8. One-piece fiberglass bathtub.
9. Double Stainless Steel kitchen sink.
10. Insulated toilet in the bathroom.
11. Quality luxury vinyl plank flooring throughout.
12. Vanity-width flat mirror in the bathroom.
13. Vanity light and matching bathroom accessories.
14. PEX water pipes and ABS drain throughout.
15. Smooth ceilings throughout
16. Quality interior paint - purchaser to have a choice of one colour.
17. Overhead ceiling lights in all bedrooms.
18. Potlights in main Living and Kitchen area.
19. Smoke detector installed in accordance with the Ontario Building Code and Electrical Code.
20. Telephone and cable pre-wired. (Bell/Cogeco)
21. Heavy-duty plug receptacles for the stove in the kitchen and for the clothes dryer in the laundry.
22. Outside venting sleeve for a clothes dryer.
23. Front door chime.
24. 100 AMP electrical panel with circuit breakers.
25. Exterior walls insulated to R29 value, ceilings to R50 value.
26. 2 X 6 exterior construction.
27. Common walls are double 2 X 4 walls with insulation board between, sound batt insulation in both cavities and 5/8" drywall on each side.
28. The entire house is sealed on exterior walls with heavy-duty vapor barriers.
29. Vinyl-clad factory sealed with Low E Gas windows, maintenance-free, no painting required.
20. Electric baseboard heat and hot water heater.
31. The front entry door features a quality grip set door handle with a deadbolt lock.
32. Heat Pump included, providing both air conditioning and supplemental heat.

## PREMIUM QUALITY WARRANTIES

7 years - major structural defects.

2 years - plumbing, heating, electrical systems, and building envelope.

1 year - Defects in work, materials, and above listed items.

For a complete list of included items, please visit the Tarion website [www.tarion.com](http://www.tarion.com)



### NOTE |

The number of front steps may vary from that shown according to grading conditions and municipal requirements. Variations in uniformity and colour from Vendor samples may occur in finished materials, kitchen and vanity cabinets, and floor and wall finishes due to the normal production process.

PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE. A WIDE VARIETY OF UPGRADES AND TOPICS ARE AVAILABLE. E. & O.E.

# CONDO FLOOR PLAN

## CONDO FEES INCLUDE

Garbage and Recycling

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Lawn Maintenance

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Snow Removal

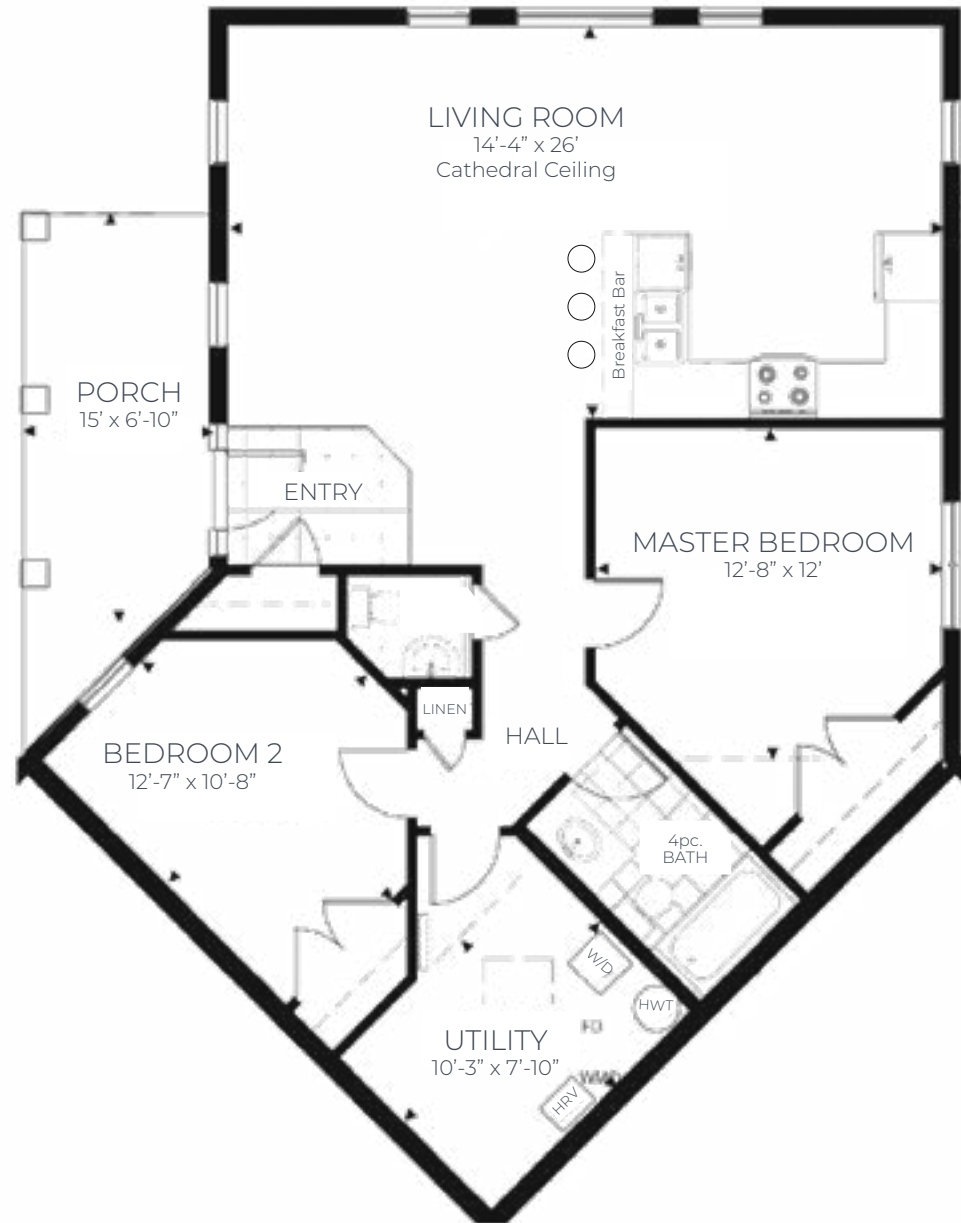
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Building Insurance

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Reserve Fund

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905-377-0257  
info@leblanchomes.com  
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# SITE MAP - OCCUPANCY 2024



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