



SPRINGSIDE TRAILS

SIGNATURE FINISHES DEFINE THE ROSEHAVEN STYLE



UP TO
\$189,700
FREE VALUE

OTHER BUILDERS MAY NOT OFFER

Of the many luxury features, here is a short list of 21

- Inspiring Traditional, and French Provincial architectural designs finished with stone, stucco, and genuine clay brick detailing (including sides and rears) as per elevations. Pre-cast detailing such as arches, keystones, banding & sills to front elevations..... **Priceless**
- Six foot (6') wide vinyl sliding patio door with transom window above at rear of home, as per plan**\$5,500**
- Nine foot (9') high smooth ceilings throughout the ground level. Eight foot (8') high stipple ceilings on the second level and/or loft.**\$24,900**
- Raised 9' smooth coffered ceilings in primary bedroom, as indicated on plans**\$8,500**
- Smooth finish 7' tall "Carrara" interior passage & closet doors complete with "Nickel finish" hinges and lever handles. Privacy door locks on all bathrooms.**\$8,500**
- Single-sided gas fireplaces with a white cabinet mantel, as per plan.....**\$4,900**
- 12" x 24" imported ceramic floor tile in front foyer, all bathrooms and finished laundry rooms, as per plan. Installed in a stacked pattern.....**\$15,900**
- 8" x 16" stacked imported ceramic tile in all tub enclosures and non-glass walls in showers up to ceiling, as per plan.....**\$16,900**
- 5" wide highly durable, waterproof composite flooring on ground level hall, living/dining, family room, great room, study, and kitchen on all Single Detached, as per plan.....**\$19,800**
- Full depth fridge upper with crown moulding and fridge gables as required, as per plan. Stone kitchen counter tops with a mitered edge and a clean-cut finish where countertop meets the wall.....**\$8,600**
- Upgraded 5' freestanding tub to primary ensuite bathroom, with deck mounted polished chrome faucet, as per plan. Separate shower stalls feature frameless glass enclosure with a glass door, mosaic shower floor including a recessed waterproof ceiling light**\$12,600**
- Raised powder room vanity as per Builder's standard, with stone countertop and undermount sink, as per plan, including polished chrome faucets.**\$4,100**
- Rosehaven Homes introduces "H.E.R.S." Home Energy Rating System to Springside Trails in Midhurst**\$11,800**
- All homes are equipped with a "Power Pipe Heat Exchanger". A heat recovery system which provides energy savings to heat your home's hot water. Drain pipe(s) in the basement will receive the "drain water heat recovery system"**\$2,500**
- 200 AMP electrical service with circuit breaker panel and copper wiring throughout.**\$1,600**
- Rough-in for future electric vehicle charging station, consisting of a conduit connected to an electrical box in the garage**\$2,600**
- Décor white switches and plugs throughout**\$1,800**
- Barbeque gas line to rear of home.....**\$1,100**
- 3/4" Tongue and groove sub-flooring and engineered floor joists throughout.....**\$18,500**
- Two (2) coat paved driveway, at no additional cost.....**\$4,100**
- Basement cold cellar.....**\$15,500**

All values indicated are approximate and have been estimated by Rosehaven Homes. Some items noted above may not be available on all plans refer to design/home brochures to see if the item is available and refer to Standard Appointments handout for full detailed description of each item.

