

# Lincoln Heights

SILVESTRI  
HOMES INC.  
Beamsville



Measurements are expressed in feet (approximate)

**SILVESTRI**  
**HOMES INC.**

**LINCOLN HEIGHTS Beamsville**

**SOLD OUT**

**MODEL / SQ. FEET**

**Bordeaux (Lot 7)** 3006 sq ft - 4 bedroom & 2 1/2 bath

**Vineyard** 2470 sq ft - 4 bedroom layout

**Merlot** 3316 sq ft - 4 bedroom and loft layout

**Merlot** 3353 sq ft - 5 bedroom layout

**Bordeaux** 2997 sq ft - 4 bedroom & 3 1/2 bath

Buider website: [silvestrihomes.ca](http://silvestrihomes.ca)  
Sales Representative: Rocco Mastromattei  
Office: 905-308-8333 Cell: 905-536-7656  
Email: [roccom@kw.com](mailto:roccom@kw.com)

Prices effective August, 2020 and are Subject to Change Without Notice E.& O.E.

**STANDARD FEATURES & FINISHES**  
**Lincoln Heights - Beamsville**

**EXTERIOR FEATURES**

1. All exterior designs, colours and house sittings to be architecturally controlled by Silvestri Homes. All homes are presited.
2. Stone/stucco siding front elevations as per plans. All brick sides and rear elevations.
3. Decorative municipal address plaque for all homes.
4. Maintenance free aluminum soffits, fascia, eave-strough and down pipes.
5. Upgraded Architectural style shingles.
6. Fully sodded lots. Pre-cast concrete steps with slabs leading to driveway.
7. Paved driveway.
8. Maintenance free vinyl dad casement windows with multipoint lock and fold away handles, colour selection in white.  
Note: basement windows are white sliders.
9. Steel insulated garage door with windows(note: locking hardware will only be installed on request).
10. One exterior hose bib in rear yard and one in garage (location to be determined by Silvestri Homes).
11. All porches and garages reinforced with 15M rebar spaced at 16" on center. All garage and basement floors are saw cut.

12. Garages to be fully drywalled, taped, gas proofed, 1 coat of drywall compound and lightly sanded.

13. Garage exterior walls are insulated with R-12. No vapour barrier.

**ELECTRICAL FEATURES**

14. 200 amp electrical service with circuit breaker panel.
15. 220 V outlets provided for stove and dryer.
16. Electrical outlet provided for future garage door opener.
17. Two exterior outlets, 1 in rear yard and 1 in front on ground faulted line controlled by 1 GFI outlet.
18. All bathrooms on a ground faulted line controlled by 1 GFI outlet
19. ARC fault breakers provided as required by code.
20. Builder to install as standard 12" 3 clip domes throughout. Vanities to have chrome strip bars. No chandeliers will be installed. Builder will install customer supplied light fixtures at an additional cost.
21. White decors switches and plugs.
22. One electrical outlet in great room provided for wall mounted TV.
23. R.I. wiring for future dishwasher. No breaker will be provided. Purchasers must call a licensed electrician.
24. Smoke detector, strobe and carbon monoxide detector(3 in 1) in all bedrooms and all floors, inter-connected with back up batteries.
25. Location of hydro meter to be determined by Silvestri Homes and or electrical company.

26. Exterior wall light provided at garden door.

27. Microwave electrical outlet on its own dedicated circuit.

**FLOORING FEATURES**

28. Upgraded imported 12"x24" porcelain floor tiles from builder's standard selection for all floor tiled areas. Shower and tub walls to be selected from wall tile selections.
29. Upgraded 40 oz carpet with upgraded 3/8" high density chip pad on entire second floor, less tiled areas. Selection from builder's samples.
30. 3/4"x3 1/4" wide engineered hardwood flooring on main floor, non tiled areas only, from standard samples.
31. All sub flooring is 3/4" thick aspenite, nailed, glued, screwed and joints sanded.
- BATHROOMS, PLUMBING & LAUNDRY FEATURES**
32. White plumbing fixtures throughout.
33. Comfort height elongated toilets.
34. Chrome single lever faucets for all bathrooms.
35. Mirrors, towel racks, soap dishes and toilet paper holders are not provided.
36. Custom shower door and jamb surrounds for ensuite.
37. Shut off valves for all plumbing fixtures.
38. Acrylic soaker tub in ensuite.
39. 5' x 32" acrylic soaker tub in main bath.

40. 36" high vanities for extra comfort. Choice of semi maple or semi oak from standard selection. Soft close doors and drawers

41. Post formed laminate countertops from standard selections.

42. Upgraded quiet soft air bathroom exhaust fans including laundry room.

43. Venting sleeve for dryer.

44. Plastic laundry tub in laundry room with drain and water connections for washer.

**KITCHEN CABINETRY FEATURES**

45. Selection from stain semi maple or semi oak standard selections, group 1.
46. Top drawer construction.
47. Crown moulding and light valance trim.
48. 1 set of pots and pan drawers.
49. Full depth fridge upper cabinet and fridge gables.
50. Microwave shelf.
51. Pantry as per plan.
52. Soft close doors and drawers.
53. Double ledge back stainless steel sink with single lever pullout chrome faucet.
54. Post formed laminate countertops.
55. 12" deep upper cabinets.
56. Stainless steel exhaust fan vented to exterior(no cabinet above stove space).

**57.** Cabinet opening to accommodate future dishwasher(plumbing rough in and electrical rough in provided).

**58.** Bulkheads above kitchen cabinets if required. 36" upper cabinets are standard.

### **INTERIOR FEATURES**

**59.** Main floor to second floor stairs to be carpet grade with oak stringers. Stairs from main floor to basement are paint grade utility stairs. Stain colour to be selected from Min Wax Stain.

**60.** Oak handrails and square contemporary spindles.

**61.** 2-3/4" colonial style casing in finger joint pine along with 5-1/4" colonial style baseboards in finger joint pine. All trim painted white.

**62.** 9' main floor ceiling height.

**63.** 8' second floor ceiling height.

**64.** 6' garden door off dinette.

**65.** 2 panel smooth doors throughout. Includes entrance and garage man door.

**66.** Quality pewter hardware throughout Kwikset front door to have gripset

**67.** Rough in central vacuum (pipe dropped to basement).

**68.** Rough in CAT 5 and cable in every bedroom and 1 on main floor. Location TBD by Silvestri Homes unless specified by buyer. No activation by builder. Blank cover plates to be provided.

**69.** Upgraded smooth ceilings throughout.

**70.** Wire shelving in all closets. Shoe rack to be provided for main floor closets.

**71.** Resilient channel on 2nd floor ceilings for a straighter ceiling and to maximize truss uplift.

**72.** All trim and doors to be painted white.

**73.** Choice of 2 interior paint colours for walls, in a flat finish.

### **QUALITY CONSTRUCTION FEATURES**

**74.** 2"x6" exterior wall construction.

**75.** 2"x10" engineered floor joist construction(over code).

**76.** 3/4" thick aspenite sub floor.

**77.** 3/8" thick roof plywood sheeting.

**78.** All high walls constructed with 2x6 timberstrand studs to ensure a straighter wall and minimize shrinkage.

**79.** Steel beam construction in basement

**80.** 8" poured concrete foundation wrapped with Delta MS waterproof membrane.

**81.** Sewer back flow preventer in all basements.

### **ENERGY SAVING FEATURES**

**82.** Programmable thermostat.

**83.** Energy Star Efficiency windows.

**84.** R-22 exterior walls and R-31 in cathedral ceiling areas or no access ceiling areas.

**85.** R-60 blown in attic insulation.

**86.** R-31 2 lb polyurethane foam insulation over garage and living space bump outs.

**87.** All gaps around window openings to be foamed.

**88.** All main floor joist cavities are spray foamed with R-22 2 lb polyurethane.

**89.** Lennox Elite Series EL296 high efficiency two stage furnace (96% efficiency). Available 10 year parts warranty when you register appliance.

**90.** High efficiency 50 gallon HOT WATER TANK (RENTAL).

**91.** Furnace interconnected to ENERGY RECOVERY VENTILATOR (ERV).

**92.** Ducting sized for future air conditioner.

### **NOTE:**

**93.** House layout may be reversed from brochure.

**94.** Risers to home may vary from brochure.

**95.** Some homes may have a step down from mudroom to accommodate less risers in garage.

**96.** Silvestri Homes reserves the right to make minor changes at their discretion

**97.** Brochure is an artist concept.

### **PROMOTIONS**

- 3/4" x 6" hardwood flooring on main floor in non-tiled areas

- Upgraded faucets throughout

- 5 1/4" baseboards

- All brick, sides and rear

- All smooth ceilings

- 12" x 24" porcelain floor tiles

### **WARRANTY**

**Silvestri Homes is proud of our exemplary record with Tarian Warranty Corporation covering the following items:**

**1.** The home is free from defects in workmanship and materials for one(1) year.

**2.** The home is free from defects in workmanship and materials on electrical, plumbing, heating delivery and distribution systems, exterior cladding, windows and doors, building envelope and basement remains free from water penetration for two(2) years.

**3.** The home is warranted against all major structural defects for seven(7) years.





# *The Bordeaux*

Elevation version 1

Two Storey - 4 Bedroom  
2997 or 3006 SF options

*Lincoln Heights*

Beamsville

**SILVESTRI**  
**HOMES INC.**

Artist's Concept only

All measurements are expressed in Imperial units. Specifications are approximate and subject to change at the builder's discretion. E. & O. E.





# *The Bordeaux*

Elevation version2

Two Storey - 4 Bedroom  
2997 or 3006 SF options

*Lincoln Heights*

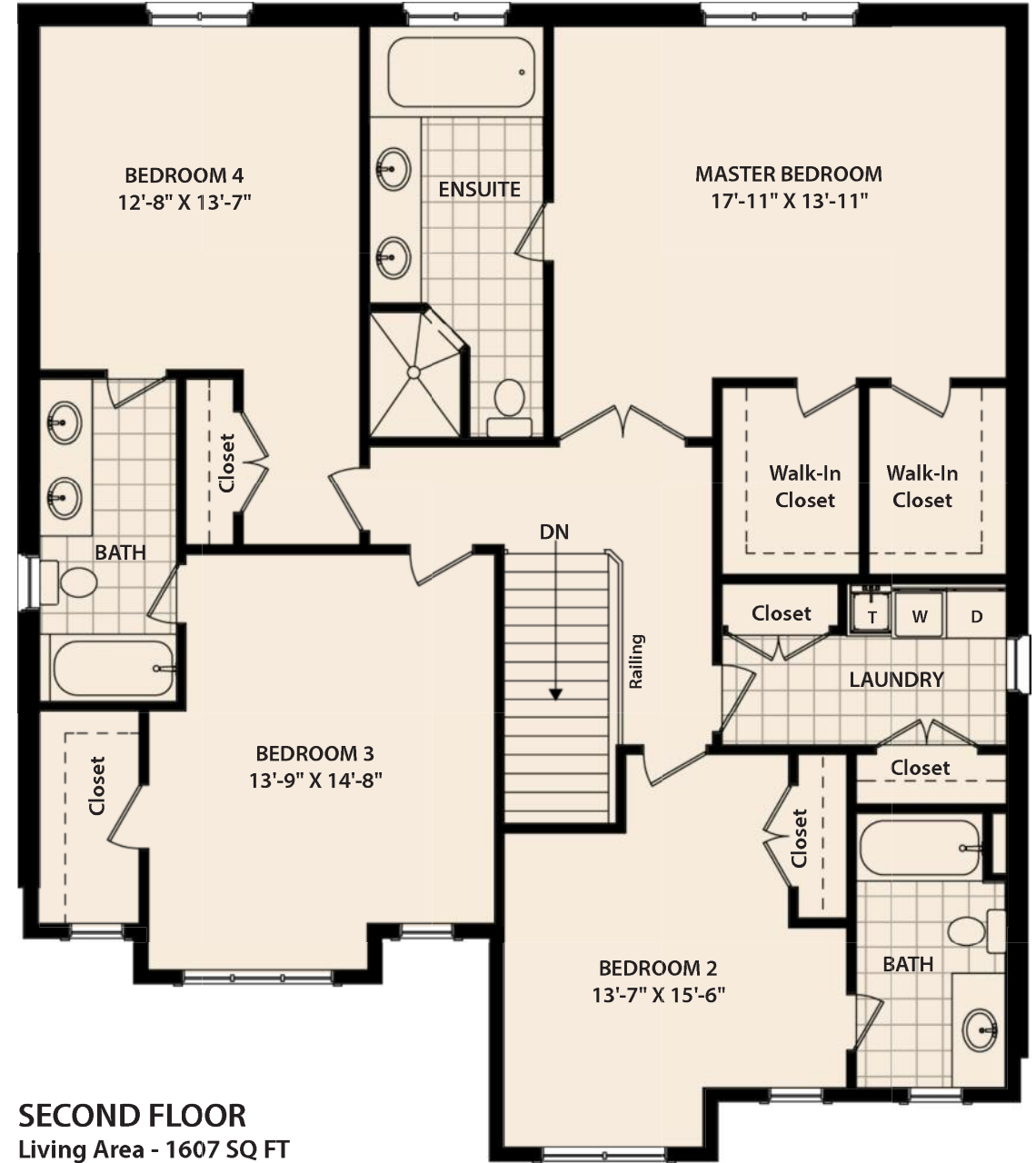
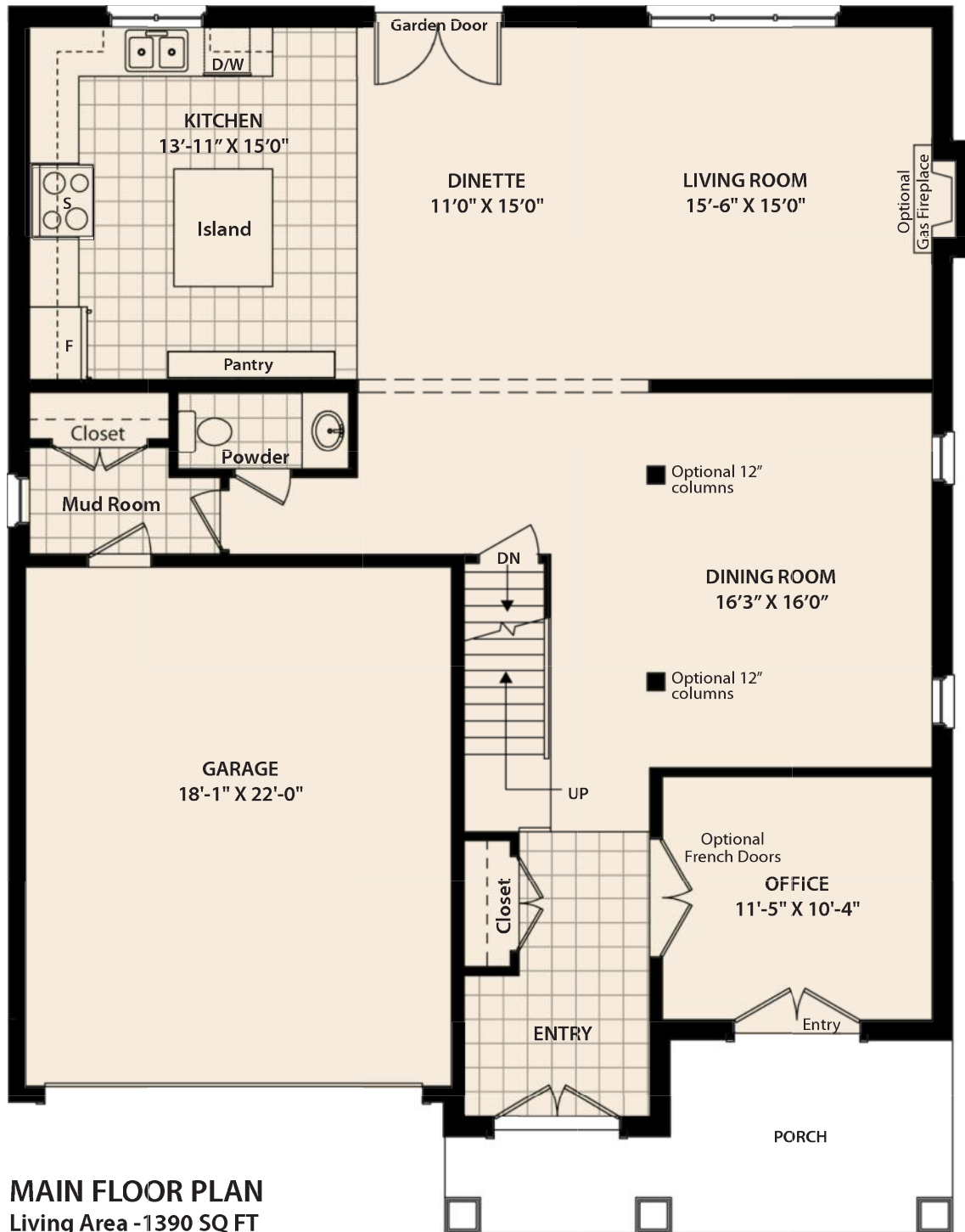
Beamsville

**SILVESTRI**  
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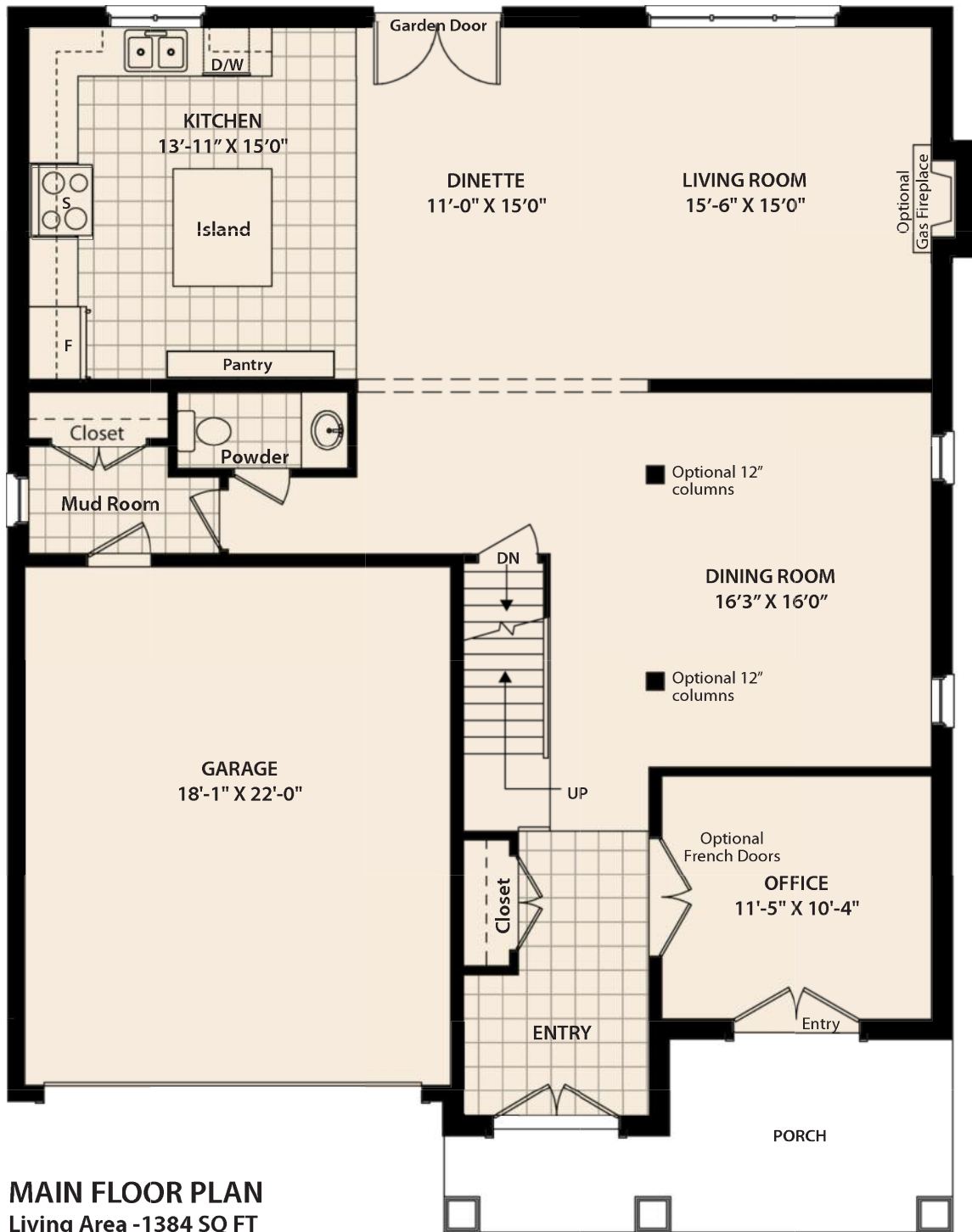
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**The BORDEAUX - Version 1**  
2997 SQ FT

*Lincoln Heights* **SILVESTRI**  
Beamsville **HOMES INC.**



**The BORDEAUX - Version 2**  
3006 SQ FT

*Lincoln Heights*  
Beamsville

**SILVESTRI HOMES INC.**





## *The Merlot*

Two Storey - 4 & 5 Bedroom  
3316 or 3353 SF options

*Lincoln Heights*

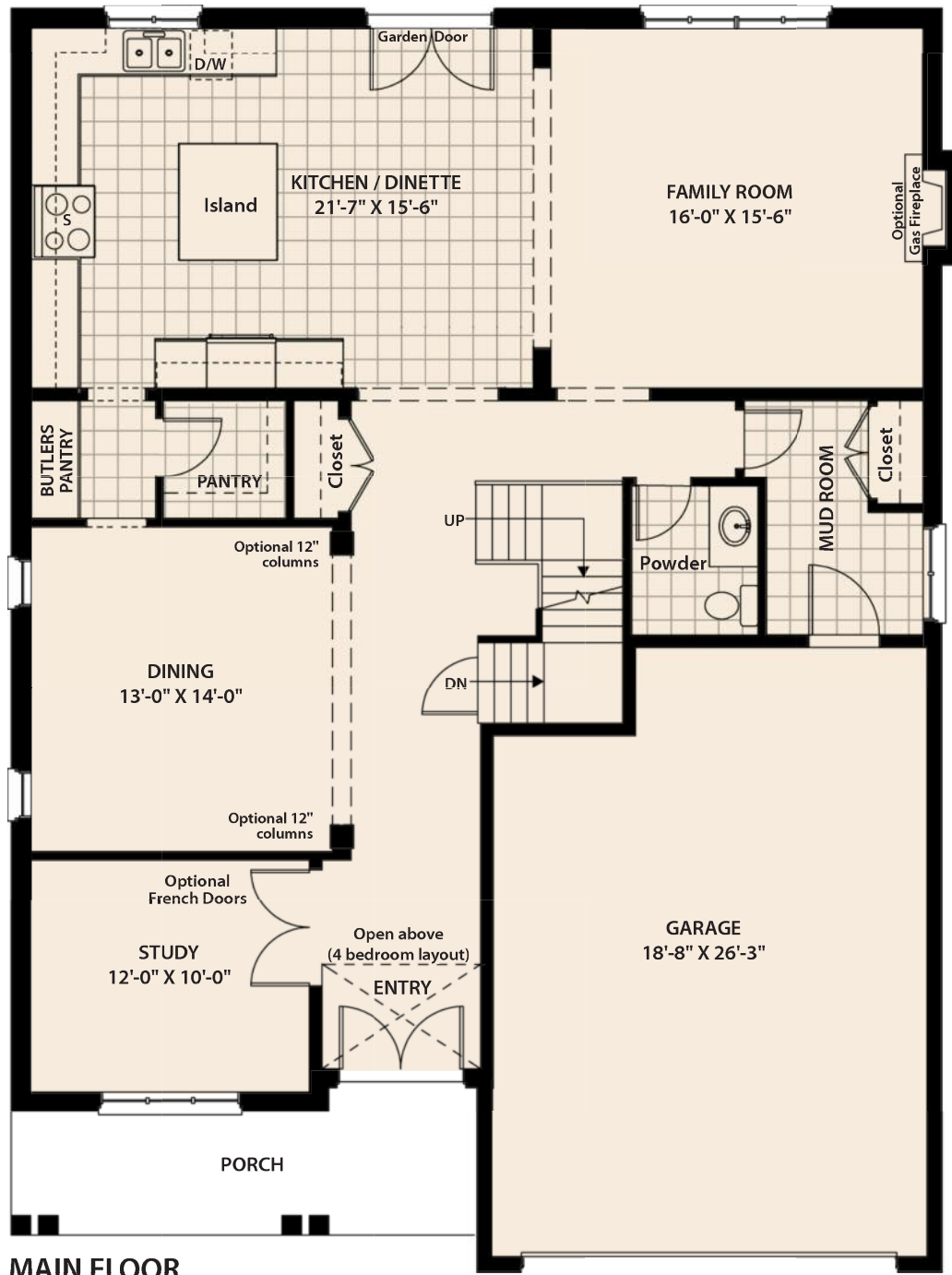
Beamsville

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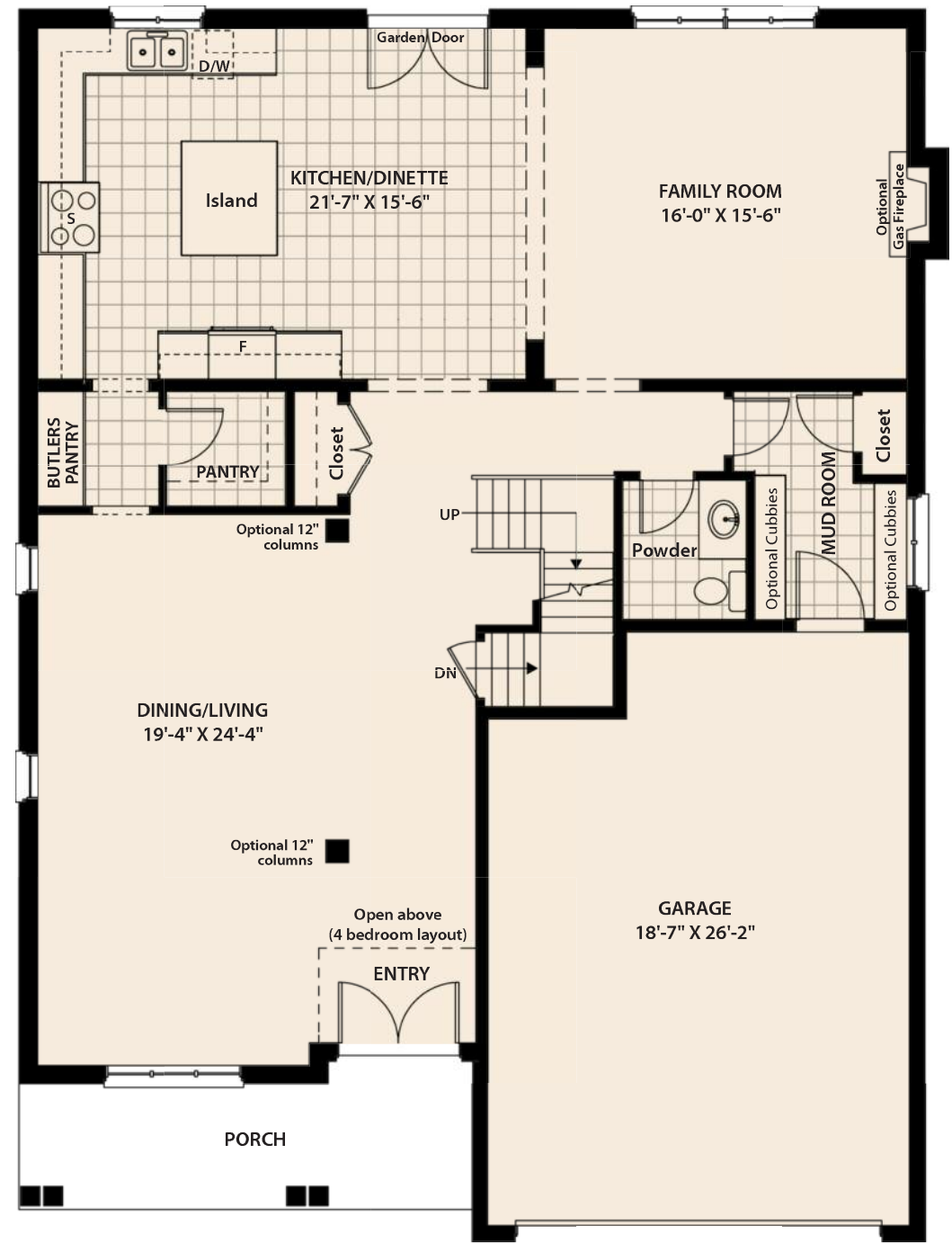
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**MAIN FLOOR**  
Living Area - 1489 SQ FT



**MAIN FLOOR - Alternate**

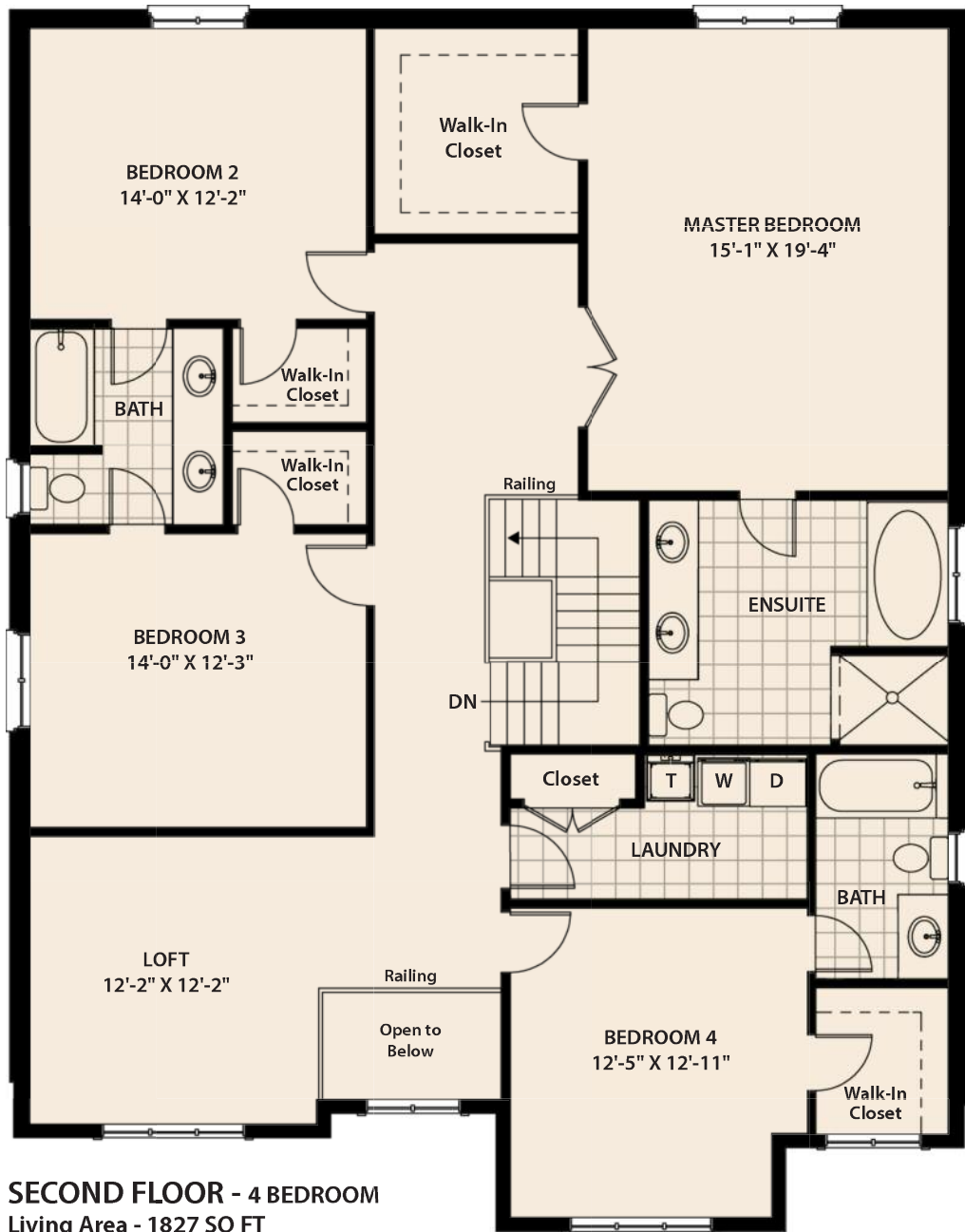
**The MERLOT - Main Floor Options**

3316 SQ FT - 4 Bedroom w Loft    3353 SQ FT - 5 BEDROOM

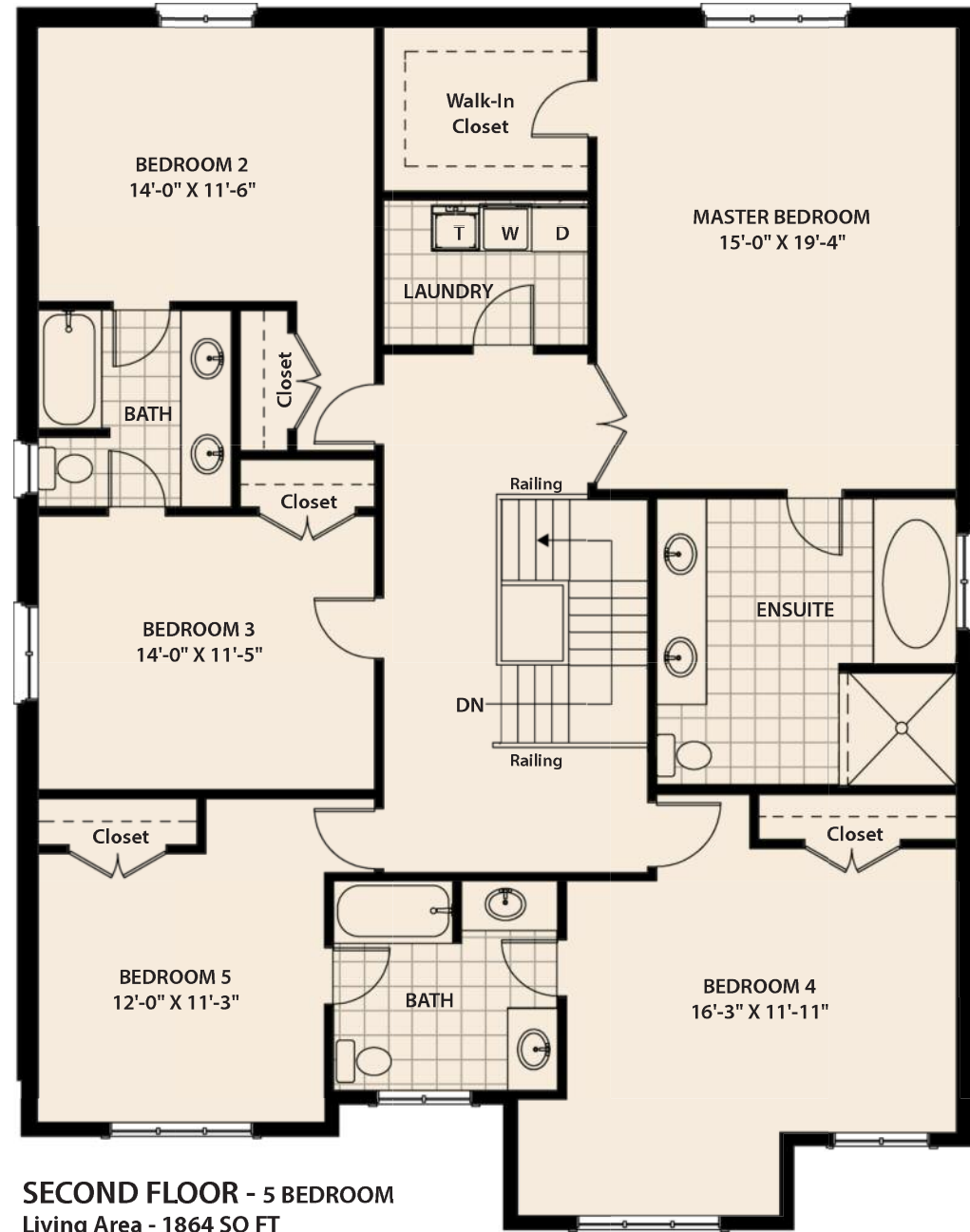
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**SECOND FLOOR - 4 BEDROOM**  
Living Area - 1827 SQ FT



**SECOND FLOOR - 5 BEDROOM**  
Living Area - 1864 SQ FT

**The MERLOT - Second Floor Options**

3316 SQ FT - 4 Bedroom w Loft    3353 SQ FT - 5 BEDROOM

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*The Merlot  
Special*

Two Storey - 3101 SF

*Lincoln Heights*

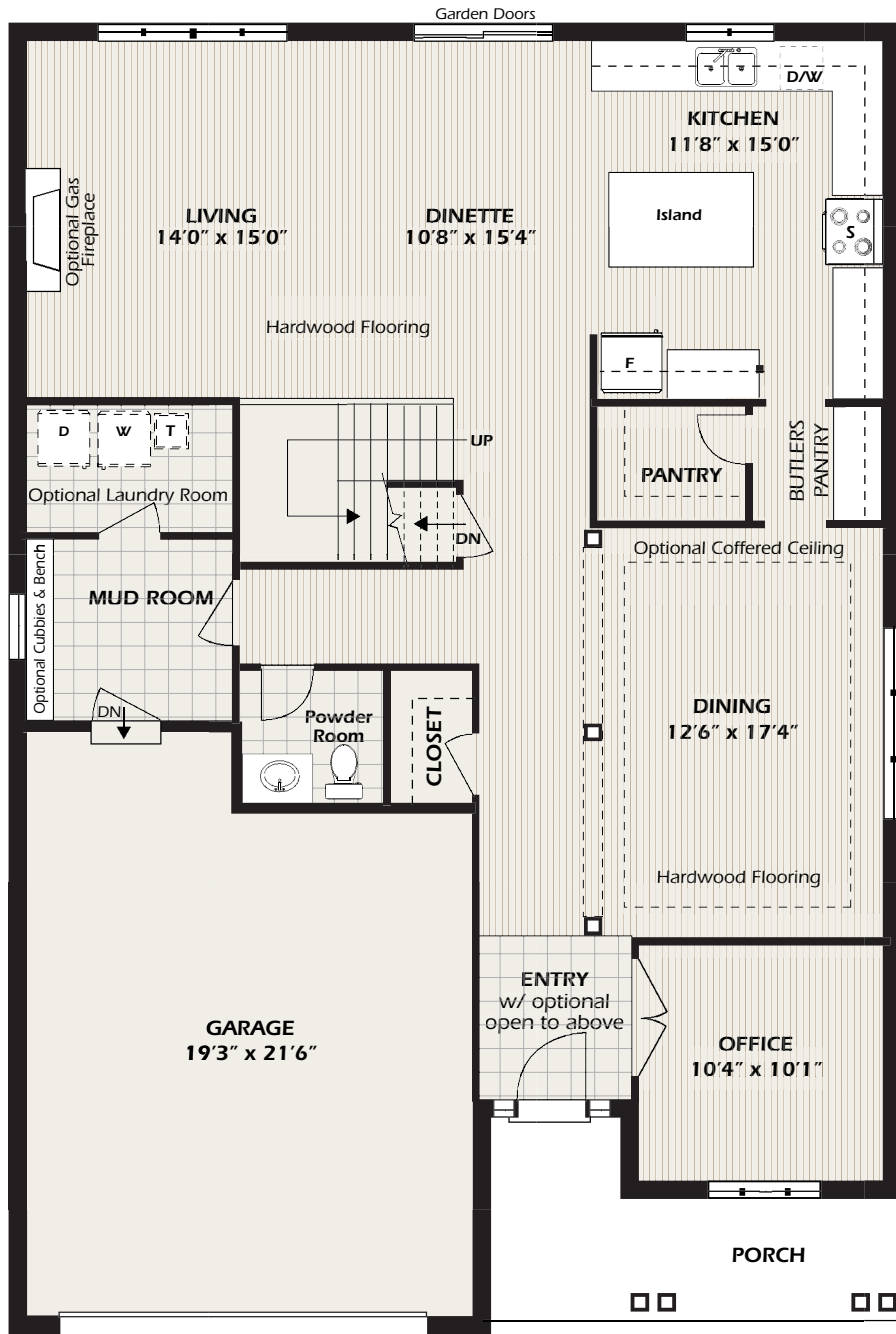
Beamsville

**SILVESTRI  
HOMES INC.**

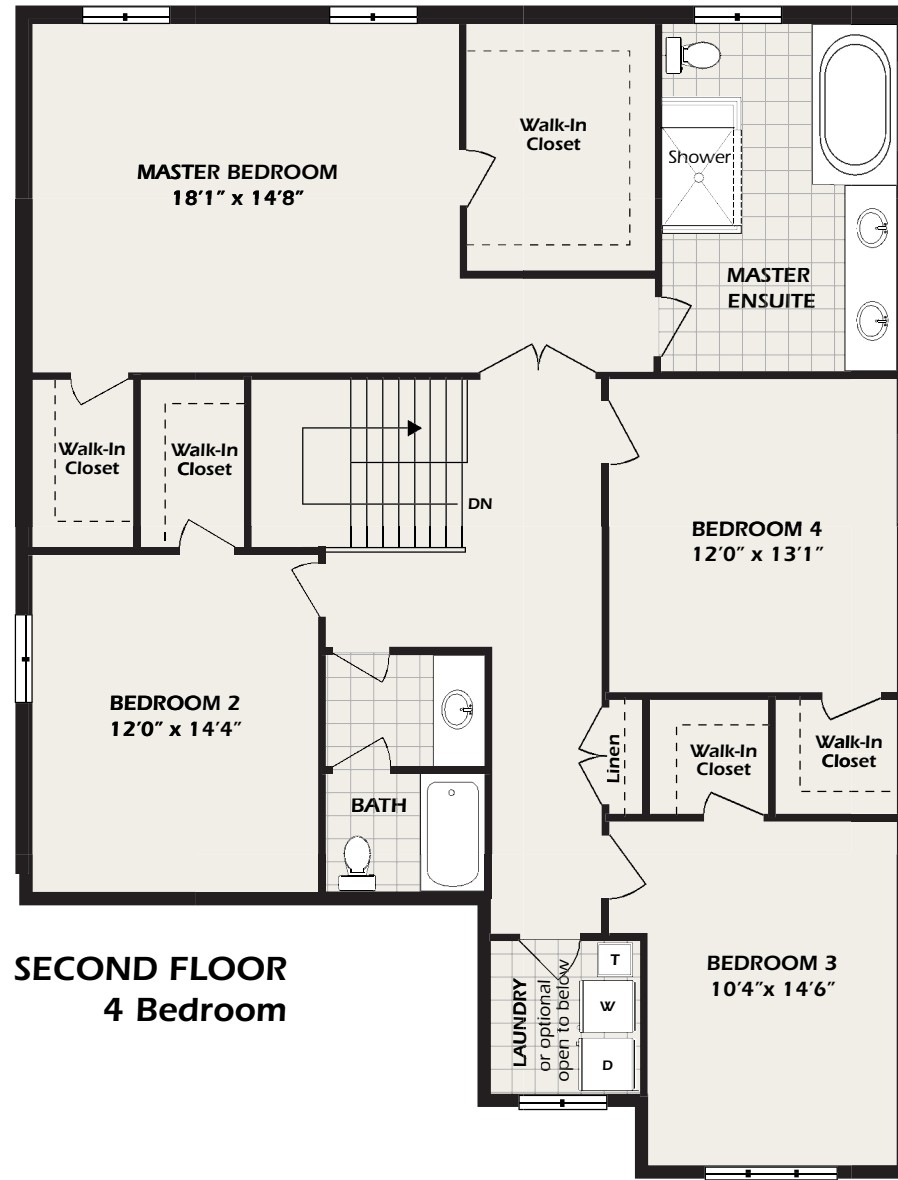
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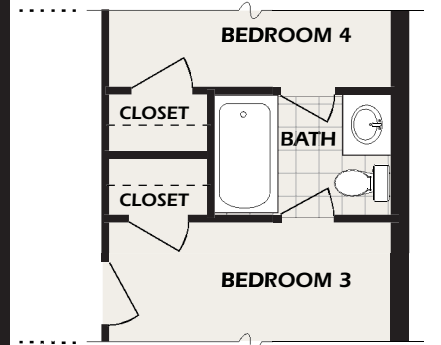




**MAIN FLOOR**



**SECOND FLOOR**  
**4 Bedroom**



**OPTIONAL BATHROOM CONFIGURATION**

**The MERLOT Special**  
3101 SQ FT - 4 Bedroom

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# *The Vineyard*

Two Storey - 4 Bedroom  
2470 SF

# *Lincoln Heights*

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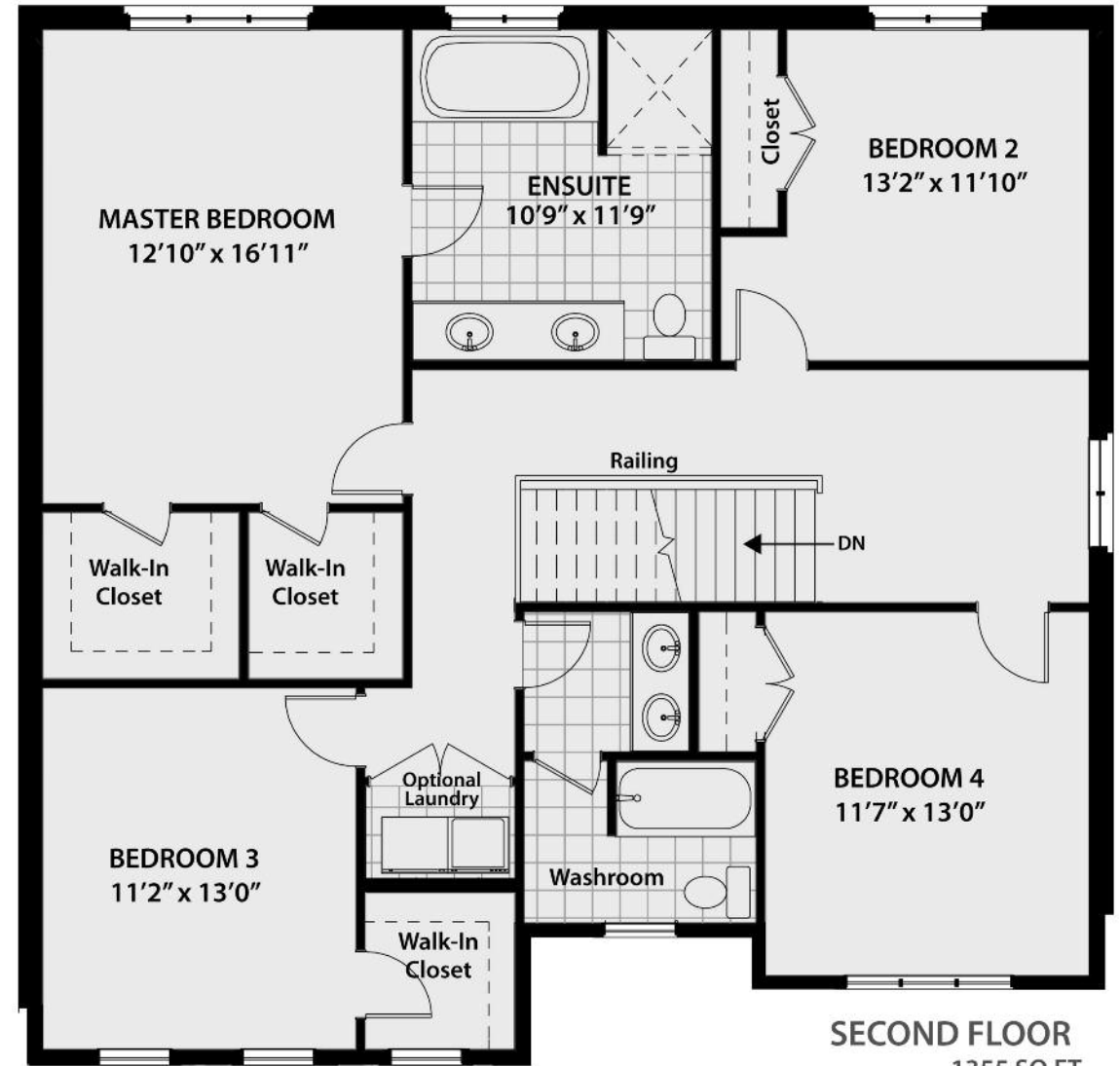
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**GROUND FLOOR**  
1115 SQ FT



**The Vineyard**  
2470 SQ FT - 4 Bedroom

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