

ORCHARDS

ON THE CANAL

PORT COLBORNE





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THRIVE WHERE YOU LIVE



Orchards on the Canal effortlessly pairs revolutionary living with attention to the value of an active and natural lifestyle. Central to the community is the promise of a connection to the untouched beauty and serenity of the outdoors and vibrant memories to be made across the city. Life in the scenic atmosphere of the Niagara Region makes any endeavour possible, whether it be activities for the entire family or a tranquil escape into the adventure that is the Canal experience. An unreplicable style of living awaits.





PORT COLBORNE
A PROUD HISTORY

Enriched in outstanding heritage dating back centuries and reimagined through historic buildings, gardens and exhibit galleries, Port Colborne proudly represents rich culture and legacy that is still very much alive and enjoyed. The annual Canal Days festival celebrates the marine heritage of the city through engaging entertainment, extraordinary vendors and appreciation of the 150-year-old origins that makes the community so exceptional. The Heritage Village, cultural tours and lively exhibits will leave you feeling even more connected to the ongoing history of the community.





ORCHARDS ON THE CANAL THERE'S MORE TO LOVE

The destination of choice for an escape into the endless advantages of life surrounded by local outdoor activities, indulge in moments spent on the water, in the sand or in the excitement of the downtown core. The natural landscape of Port Colborne is home to a network of parks, scenic nature trails, water recreation and more that will leave you in awe throughout every season. The best of the Niagara Region is experienced to its fullest through the local Farmers' Market and accompanying dining options undoubtedly exclusive to the community.



All images are artist's concept only.
Maps not to scale. E.&O.E.





ORCHARDS ON THE CANAL

QUALITY FEATURES & FINISHES



PINE GLEN
HOMES

SUPERIOR CONSTRUCTION

- Clay brick and/or stone construction (as per plan).
- Architectural Designer Siding (as per plan).
- Porches are re-enforced poured concrete.
- Soaring roof pitches enhance all elevations.
- Self-sealing high grade architectural fibreglass shingles.
- 9' ceilings on main floor and 8' ceilings on second floor are standard throughout.
- Superior 2" x 6" exterior wall construction.
- Steel I beam construction.
- Subfloors to be engineered "I" joist system.
- Exterior walls insulated to R22; basement wall insulated to R20 Full Height), with R60 insulation in ceilings.
- Spray foam garage & porch ceilings below living space.
- All subfloors to be glued, fastened with screws & sanded.
- Roof sheathing is 3/8" plywood joined with H clips.
- Maintenance free aluminum soffits, fascia, eavestroughs and downspouts.
- Vinyl clad casement windows on all elevations
- Front elevation windows to have internal grilles, as per plan.
- Basement windows to be vinyl framed sliders.
- All windows are double pane Low E thermal glazing.
- Operating windows have screens.
- All doors and windows and vents to be fully caulked.
- Steel clad insulated front entry door(s).
- Sliding patio door(s) with screen, as per applicable plan.

ELECTRICAL

- CO2/smoke combo with strobe lights, one per sleeping area, including basement, to receive strobe light with smoke detector.
- 100 AMP electrical service.
- Heavy duty wiring for stove and dryer.
- Two (2) electrical wall outlets and up to two (2) ceiling outlets for future garage door openers.
- Ceiling outlets with builder supplied fixtures for vestibule foyer, hallways, laundry, kitchen and breakfast, dining room, library/den, and all bedrooms (as per plan).
- White Decora switches and receptacles throughout.
- Electrical receptacle above fireplace for television (where applicable).
- Door chimes at front door.
- Recessed waterproof shower pot light at separate tub/shower enclosures.
- Weatherproof exterior electrical outlet in eaves for future festive lights.

LOW VOLTAGE

- Pre-wired for television in family room, master bedroom, plus 1 network location of choice.
- Telephone rough-in to kitchen.
- USB integrated plugs; One (1) in Kitchen over the counter.
- Security system rough-in provided on main floor.
- Rough-in for central vacuum system piped to garage.

PLUMBING

- Double stainless steel ledge back sink in kitchen with single lever upgraded MOEN pullout faucet.
- Dishwasher rough-in provided includes electrical and plumbing only with space for dishwasher.
- Single lever MOEN faucets with pop-up drains in all bathrooms.
- Quality white fixtures in all bathrooms.
- Scald guard temperature balance control faucets to all tubs/shower enclosures.
- Laundry tub and faucet provided.
- Curbless laundry room equipped with floor drain.
- Master ensuite to have oversized acrylic oval tub (where applicable) with ceramic tile backsplash to 16" minimum in height, and deck mounted faucets, where tub and shower are separate.
- Separate oversized showers to be fully tiled (as per plan).
- Powder room to have built-in vanity.
- Water saver toilets.

SPECTACULAR INTERIOR FINISHES

- 13"x13" Ceramic tile flooring (as per builder's samples) in vestibule, main hall, powder room, kitchen, laundry room and all bathrooms (as per plan).
- Main bathroom and ensuite (as per plan) to include fully tiled tub enclosure including ceilings, where applicable.
- Mirrors in all bathrooms.
- Frameless glass showers.
- Pre-finished 2 1/4" Natural Red Oak strip hardwood flooring throughout main floor (excluding tiled areas).
- Choice of one paint colour on walls, and one paint colour on trim throughout, from builder's samples.
- One (1) coat of primer and one (1) coat of quality latex paint on all interior walls.
- One (1) coat of primer and one (1) coat of quality semi gloss paint on all interior doors and trim.
- Textured ceiling with 4" smooth borders throughout main and second floors except for kitchen, bathroom, and laundry room ceilings which are to have smooth finish.
- Trimmed archways throughout (as per plan).
- All closets to have wood shelves.
- 2 panel interior smooth doors with Aristocrat 4"baseboards and 2 3/4" casing, Colonial doorstop.
- Elegant main to second floor (if applicable) oak finished stair, with solid oak handrails, posts and pickets natural finish.
- 35 oz carpet is standard on second floor and stair landings from main floor to second floor with an 8 mm underpad (except in tiled and hardwood area).
- Brushed nickel interior hardware.

HVAC

- Forced air natural gas heating with high efficiency furnace with ducting sized for future air conditioning.
- Gas fired hot water tank on rental basis. Programmable thermostat for energy conservation of furnace and HWT.
- HRV included.
- Outside vent for dryer.
- Clean faced direct vent gas fireplace in great room or family room (as per plan). Standard finish to be painted wood mantle with marble surround (from builder's standard samples).
- All duct joints in basement to be taped.
- Exhaust hood fan over stove area, vented to exterior.

GORGEOUS KITCHEN

- Quality custom cabinetry in kitchen with post formed Formica countertop, from builder's samples.
- Extended Upper Cabinetry on 9' ceilings
- Quality custom cabinetry in bathrooms, with post formed Formica countertop, from builder's samples.

EXTERIOR DETAILS

- Exterior hardware to comprise of decorative black finish exterior lights and house numbers, and brass finish grip set(s), on entry door.
- Two (2) exterior hose bibs, one at the rear and one in garage.
- Roll up garage door with glass inserts.
- Maintenance free aluminum columns, posts and railings (as per plan).
- Walkway to porch at front entry.
- Fully graded to municipal requirements.
- Builder will provide a 2 coat paved asphalt driveway included.
- Fully sodded lot.

TARION Warranty Corporation Coverage

- 7 years - major structural defects.
- 2 years - plumbing, heating, electrical systems and building envelope.

Specifications subject to change without notice.
June 2021 E.&O.E.



PINE GLEN HOMES

QUALITY ABOVE ALL

The quality of our work is present in every aspect of the homes that we create, from initial construction to your move-in day. When complete, the outstanding craftsmanship and attention to detail will make your home stand out from the rest.

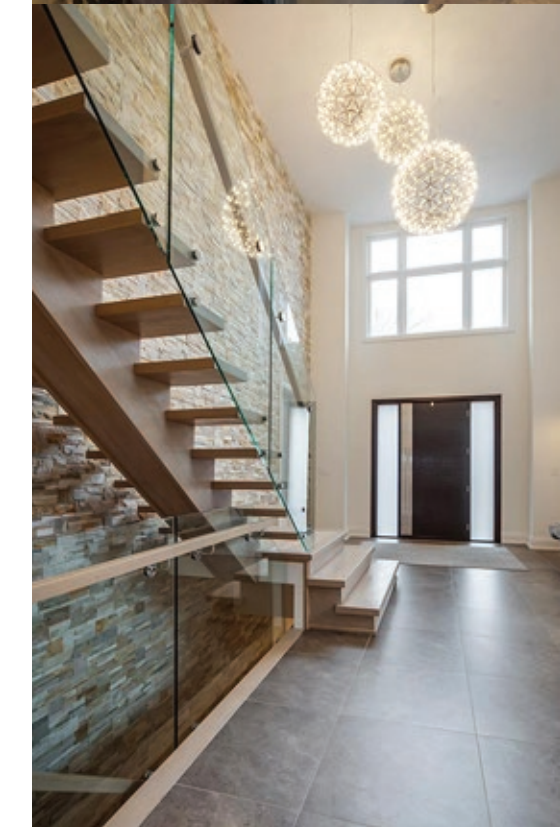
We stand by the integrity of our product and our people. From the start of your project, you are welcomed and treated as family so that your home becomes a true collaboration between yourself and our professionals.

Our commitment to you and your home is at the heart of what we do. Our teams of experts are dedicated to you and your home to ensure complete satisfaction every step of the way.

Pine Glen Homes, bringing the home of your dreams to reality.



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HOMES





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