

De Marco Pointe Townhomes

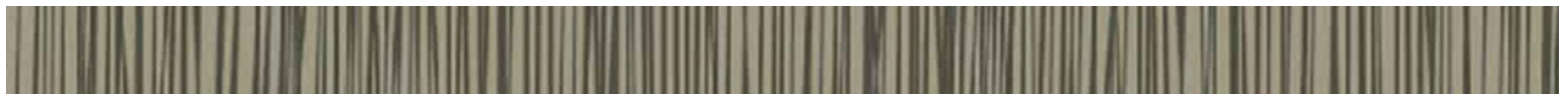
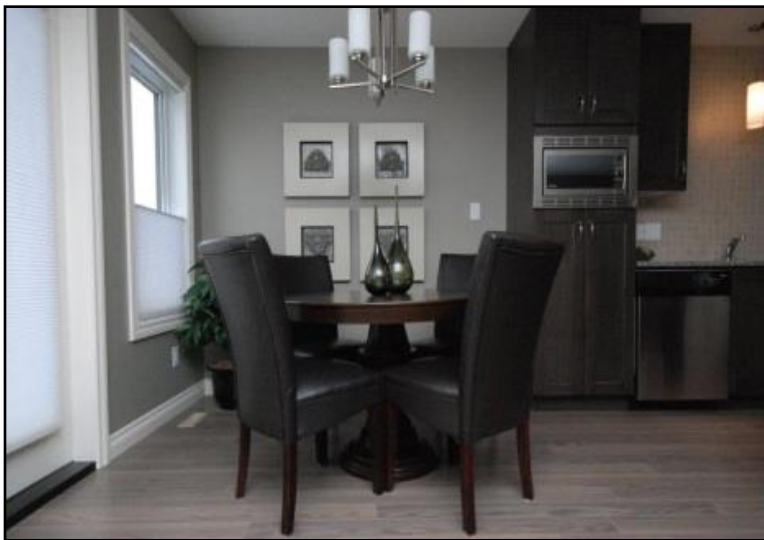


Westridge
HOMES

Introducing Westridge Homes newest development, De Marco Pointe Townhomes. This 34-unit townhouse community consists of two-storey homes, each offering a contemporary design with an exceptional list of features.

Prices Starting at \$324,900!

Show Suite at 4505 2nd Ave. Open House Every Saturday & Sunday 2:00 – 4:00



De Marco Pointe Townhomes

These 34 contemporary and appealing Townhomes have that special WOW factor!

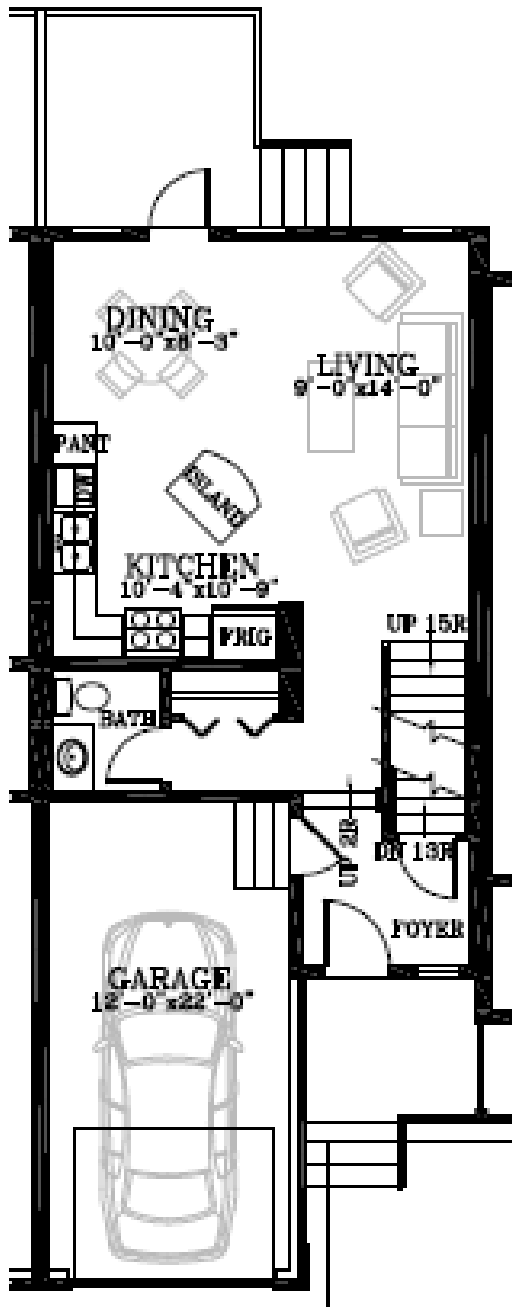
- ◆ The floor plans feature a large welcoming entry with a bright open living room, dining room and kitchen.
- ◆ Upper level has 3 good sized bedrooms and a laundry room
- ◆ Master bedroom features a walk-in closet and a full bath
- ◆ Full Basement
- ◆ Buyers have a choice of professionally designed interior colour palettes
- ◆ The development qualifies for the City of Regina 3 Year Tax Abatement Program
- ◆ Central air conditioning, additional sound insulation between units, high efficient furnace, triple pane casement windows and R50 insulation
- ◆ Direct entry to the insulated and drywalled garage
- ◆ Garden door to deck with privacy screen and pre-finished aluminum railing
- ◆ Prices include GST with rebate back to builder
- ◆ Pictures shown are of the show suite located at 4505 2nd Avenue
- ◆ Attractive, low maintenance exterior with a rear deck surrounded by a park like yard.
- ◆ Sound fence and established trees for added privacy.
- ◆ Individual attached insulated and drywalled garage complete with concrete driveway.

De Marco Pointe Townhomes

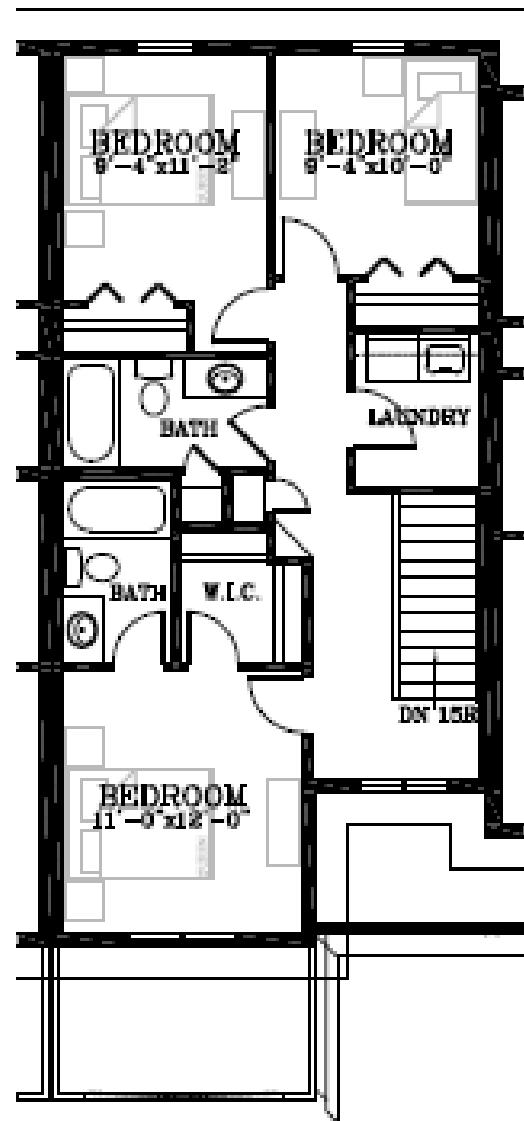
Site Plan



Three sizes to choose from
See additional floor plans at demarcopointe.com
Inside Unit Sample Floor Plan



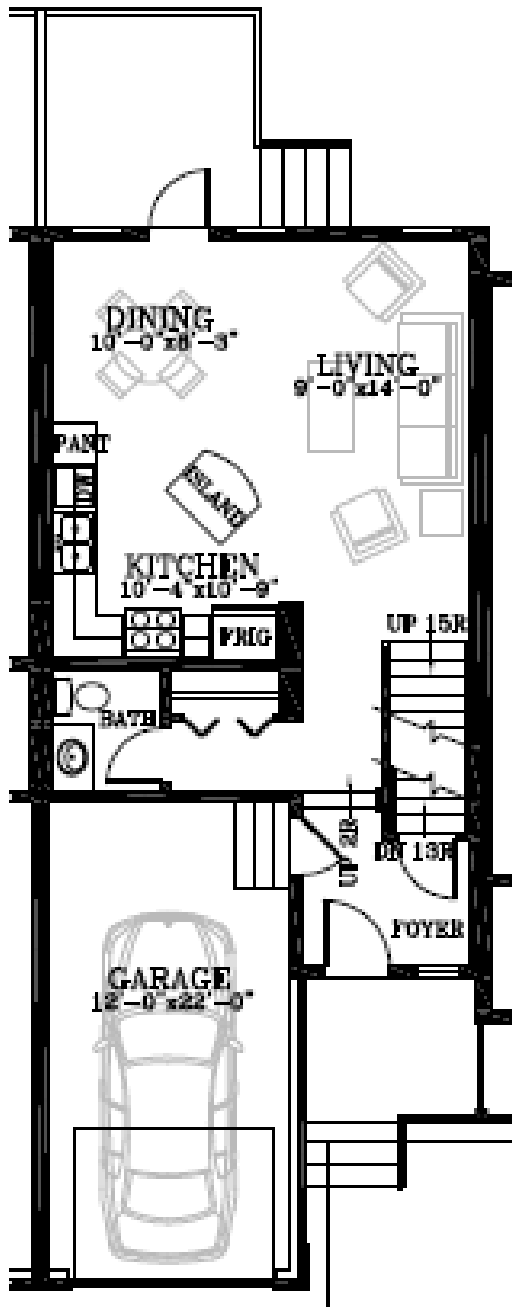
MAIN FLOOR
AREA: 589 SQ. FT.



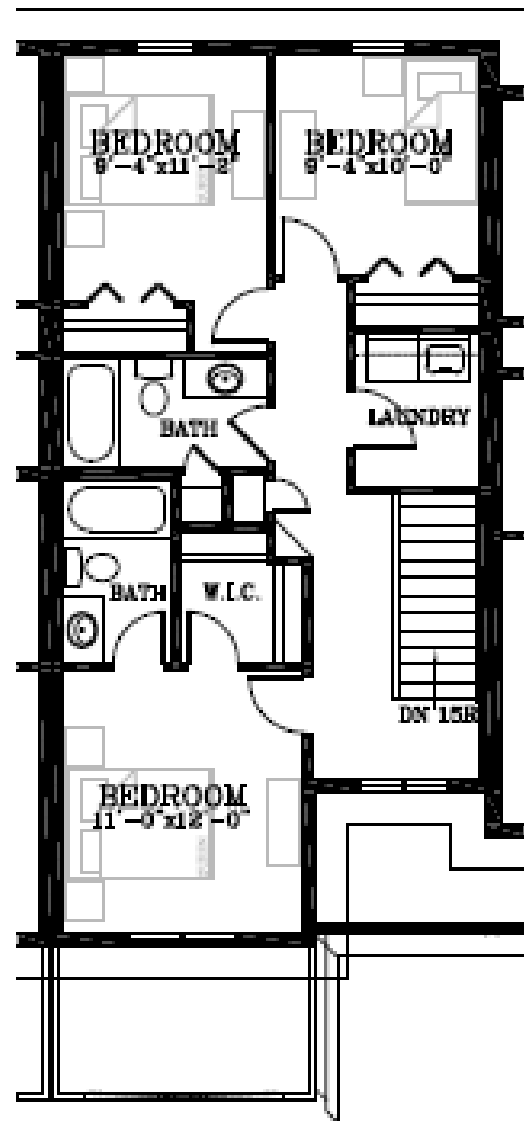
SECOND FLOOR
AREA: 764 SQ. FT.

Inside Units \$324,900

Three sizes to choose from
See additional floor plans at demarcopointe.com
Outside Unit Sample Floor Plan



MAIN FLOOR
AREA: 589 SQ. FT.



SECOND FLOOR
AREA: 764 SQ. FT.

Outside Units \$334,900 & \$339,900

Building on Quality

Westridge Homes has a reputation built on quality and customer satisfaction. The company's last two condominium projects were awarded the 2009 and 2011 Best Condominium Project based on the attention to design and detail. Our dedication to customer service has also earned us a number of Customer Choice Awards. Westridge has been part of the construction industry in Regina for over 20 years and looks forward to continuing to build on this reputation.

Location

The De Marco Pointe Townhomes grace the edge of the established Rosemont neighbourhood. Adjacent to Lewvan Drive, the location provides quick access to all of Regina's amenities and the energetic city center, while being within walking distance of local parks and shopping.



Pricing

LEGAL DESCRIPTION

Lot: Unit number

Block: B

Plan: 102101184

De Marco Pointe

TOWNHOMES

January 6, 2014

Building	Unit	Number	Street name	Title Number	Size	Condo fees	Base Price	Estimated Date
A	1	4517	2nd Avenue	142878763	1383	\$ 150.00	SOLD	18-Jan-2013
	2	4513	2nd Avenue	142878831	1353	\$ 135.00	SOLD	24-Mar-2013
	3	4509	2nd Avenue	142878864	1353	\$ 135.00	SOLD	22-Feb-2013
	4	4505	2nd Avenue	142878910	1383	\$ 150.00	Showhome	1-Apr-2014
B	27	198	De Marco Pointe Lane	142880801	1383	\$ 150.00	SOLD	5-Apr-2013
	28	194	De Marco Pointe Lane	142880834	1353	\$ 135.00	SOLD	10-Jun-2013
	29	190	De Marco Pointe Lane	142881150	1353	\$ 135.00	SOLD	5-Jul-2013
	30	186	De Marco Pointe Lane	142881161	1368	\$ 145.00	SOLD	22-May-2013
C	31	182	De Marco Pointe Lane	142881183	1368	\$ 145.00	SOLD	7-Jun-2013
	32	178	De Marco Pointe Lane	142881206	1353	\$ 135.00	SOLD	1-Oct-2013
	33	174	De Marco Pointe Lane	142881273	1353	\$ 135.00	SOLD	28-Jun-2013
	34	170	De Marco Pointe Lane	142881295	1383	\$ 150.00	SOLD	25-Jun-2013
D	26	175	De Marco Pointe Lane	142880788	1383	\$ 150.00	SOLD	23-Sep-2013
	25	179	De Marco Pointe Lane	142880777	1353	\$ 135.00	SOLD	17-Sep-2013
	24	183	De Marco Pointe Lane	142880733	1368	\$ 145.00	SOLD	26-Aug-2013
E	23	187	De Marco Pointe Lane	142880711	1368	\$ 145.00	SOLD	28-Jun-2013
	22	191	De Marco Pointe Lane	142880687	1383	\$ 150.00	SOLD	15-Jul-2013
F	21	167	De Marco Pointe Lane	142880654	1383	\$ 150.00	SOLD	31-Oct-2013
	20	163	De Marco Pointe Lane	142880586	1353	\$ 135.00	SOLD	22-Nov-2013
	19	159	De Marco Pointe Lane	142880553	1353	\$ 135.00	SOLD	18-Dec-2013
	18	155	De Marco Pointe Lane	142880542	1383	\$ 145.00	SOLD	29-Nov-2013
G	17	151	De Marco Pointe Lane	142880531	1368	\$ 145.00	SOLD	10-Jan-2014
	16	147	De Marco Pointe Lane	142880496	1353	\$ 135.00	\$ 339,900.00	26-Feb-2014
	15	143	De Marco Pointe Lane	142880452	1353	\$ 135.00	\$ 339,900.00	21-Mar-2014
	14	139	De Marco Pointe Lane	142879540	1368	\$ 145.00	\$ 344,900.00	14-Mar-2021
H	13	135	De Marco Pointe Lane	142879506	1368	\$ 145.00	\$ 344,900.00	4-Apr-2014
	12	131	De Marco Pointe Lane	142879438	1383	\$ 150.00	\$ 349,900.00	17-Apr-2014
I	11	126	De Marco Pointe Lane	142879405	1383	\$ 150.00	SOLD	25-Apr-2014
	10	122	De Marco Pointe Lane	142879360	1353	\$ 135.00	\$ 339,900.00	9-May-2014
	9	118	De Marco Pointe Lane	142879326	1368	\$ 145.00	\$ 344,900.00	23-May-2014
J	8	114	De Marco Pointe Lane	142879304	1368	\$ 145.00	\$ 344,900.00	4-Jul-2014
	7	110	De Marco Pointe Lane	142879179	1353	\$ 135.00	\$ 339,900.00	11-Jul-2014
	6	106	De Marco Pointe Lane	142879067	1353	\$ 135.00	\$ 339,900.00	18-Jul-2014
	5	102	De Marco Pointe Lane	142879034	1383	\$ 150.00	\$ 349,900.00	25-Jul-2014

2nd Avenue postal code

S4T 0P7

De Marco Pointe Lane postal code

S4T 1E8

NOTE: Prices for unsold units subject to change without notice.



Upgrades

DE MARCO POINTE ♦ By Westridge Homes ♦ 4505 2nd Ave

Available Upgrades:

A. Basement Development:	\$17,000.00
B. Appliance Package:	\$3,750.00
C. Granite Counter Tops:	\$4,000.00
D. Tile Upgrade:	\$2,500.00
E. Blinds for windows:	3,000.00

- A. Note that the basement development will result in a delay of the possession date of up to a month.**
- B. The appliance package includes a stainless microwave with the trim kit, dishwasher, stove, fridge and a white washer/dryer set. If the customer wishes to upgrade the appliances, they can see Neil at Continental Factory Direct. (Any additional costs will need to be paid when ordering.)**
- C. The granite countertops include undermount sinks in the kitchen and the three vanities.**
- D. The tile upgrade changes the upstairs bathroom and laundry room floors to tile and includes a full backsplash in the kitchen with tile to the ceiling behind the sink as well as the range. (Tile behind the range is standard.)**
- E. The window covering package includes cellular blinds for the windows on the main floor and the window at the top of the stairs with faux wood blinds in the bedrooms. If the customer wishes to upgrade they can call Andria at Shademaker Blinds for a quote on the upgrade and pay the difference.**

Specifications

1. Foundation (As per engineer stamped drawings.)

- Perimeter and Interior footings: As per plan with keyway.
- Grade Beams: 8" thick by 30" deep, 25 MPa concrete placed over 6" void form/frost cushion. Reinforcing - 2-15m horizontal top and bottom rebar and 10m stirrups @ 18" on center.
- Basement Walls: 8" thick by 8'-4" high, 25 MPa concrete with exterior damp proofing provided below grade. Reinforcing – 1-15m horizontal rebar top and 1-15m horizontal rebar bottom, plus 5 rows of 10m horizontal rebar equally spaced, and 10m vertical rebar at 16" o.c.
- Continuous weeping tile covered with crushed rock at footing perimeter draining into a sump pit, which is connected to the sewer system.
- Basement Floor Slab: 4" thick, 20 MPa concrete with 10m rebar 16" o.c. each way placed on 6 mil CGSB poly, over 5" crushed rock. Radon Gas caulking at all edges and breaks in slab.
- Garage Slab: 4" thick, 32 MPa concrete with 10m rebar 16" o.c. each way placed on 5" granular base.
- Front Steps: 25 Mpa concrete, reinforced, and cast in place.
- Piles: Additional piles provided for decks and steps as shown and specified on plans.
- Driveway and Sidewalk: 4" thick, 32 Mpa concrete with 10m rebar 16" o.c. each way placed on 5" granular base.

2. Floor System

- Beams: Engineered wood as per design.
- Teleposts: Adjustable steel as per plan.
- Floor Joists: Engineered floor trusses.
- Sub Floor: 3/4" T&G OSB glued and screwed to joists. Bridging and blocking as required.
- Underlay: 3/8" Fiber-lay underlay with glued seams at sheet vinyl flooring areas.

3. Wall System

- Exterior House Walls: 2"x 6" studs @ 16" o.c. by 8 ft high, R20 batt insulation with 6 mil CGSB sealed poly air/vapour barrier. All exterior windows and doors to be sealed in place with spray foam insulation before filling remainder of rough opening with batt insulation.
- Party Walls: Double wall, each consisting of 2"x4" studs @ 16" o.c. with resilient sound channels, R12 batt insulation and 5/8" fireguard gypsum board to each side and one layer of sound suppression board. Both sides of floor trusses and roof trusses above party wall sheathed with 5/8" fireguard gypsum board and fire taped at all joints.
- Garage Walls: 2"x 4" studs @ 16" o.c. R12 batt insulation, with 6 mil CGSB poly air/vapour barrier.
- Exterior wall Sheathing: 3/8" OSB sheathing.
- Interior Walls: 2"x 4" and 2"x 6" studs @ 16" o.c. as per plan.
- Building Exterior Walls in Basement: 2"x 4" studs @ 16" o.c. set away from concrete basement wall, with R20 batt insulation, with 6 mil CGSB sealed poly air/vapour barrier.

Continued...

Specifications

4. Roof System

- Trusses: Manufactured engineered trusses placed at @ 24" o.c.
- Sheathing: 7/16" OSB c/w 'H' clips.
- Shingles: Architectural 30 yr. asphalt shingle c/w asphalt felt underlayment.
- Insulation: R50 blown insulation with batt insulation where required at trusses and 6 mil CGSB sealed poly air/vapour barrier for house ceilings and R40 for garage ceilings.
- Roof Vents: As required by code.

5. Exterior Finish

- Guard Rails: Aluminum guardrail and handrail at front steps.
- Soffits, Fascia, 5" Eaves trough, Downspouts: Prefinished aluminum.
- Building Wrap: Tytar over exterior wall sheathing with all joints and edges taped.
- Siding: Vinyl siding with matching trims and contrasting panels as noted on plan
- Stone: Stack stone on front garage wall as per plan.
- Parging: On above grade exterior surface of concrete foundations.
- Windows: White PVC, triple-glazed, low-e, argon gas filled including white grilles as shown on drawings, c/w foldaway cranks. Screens on all venting windows.
- Exterior Doors: Fiberglass insulated as per plan c/w deadbolts and prefinished white metal clad frames. Narrow reed tempered glass in front entrance door and full lite French door to deck or patio.
- Garage Door: Prefinished 8 ft high white R10 Insulated flush style door with electric opener.

6. Decks

- Rear Deck: 2" x 10" deck joists with 2" x 6" pressure treated decking. Steps constructed of pressure treated wood. (Patio where deck is not allowed.)
- 6' wood privacy fence on adjoining decks.
- Guard Rails: Aluminum guardrail on deck and handrail at steps.

7. Basement

- Building Exterior Walls in Basement: 2"x 4" studs @ 16" o.c. set away from concrete basement wall, R20 batt insulation, with 6 mil CGSB sealed poly air/vapour barrier.
- Rigid insulation where required according to plan.

Continued...

Specifications

8. Interior Finish

- Ceilings: ½" CD drywall board c/w textured ceilings throughout, except closets.
- Walls: ½" standard gypsum board c/w rounded drywall corners.
- Bathrooms: ½" aqua-board as required.
- Garage: Ceiling and walls boarded, rough taped.
- Painting: One primer coat, and two latex finish coats. One wall color and one trim color included.
- Trim Package: Painted 2-panel style doors, #411 casings and # 412 – 3" baseboards.
- Door Hardware: Taymor Coventry satin nickel finish doorknobs, c/w three hinges per door.
- Closets: 5/8" MDF shelving and support cleats painted to match the walls. 4 shelves in linen closets, 1 shelf and coat rod in clothes closets, walk-in closets have one section with one rod and shelf and one section with two coat rods and shelf.
- Bathroom Accessories: One chrome-finish, toilet tissue dispenser and towel bar per bathroom. Shower rod for bathtub.
- Mirrors: Length of vanity, 40" high.
- Cabinets: Superior Fusion with choice of one of three colours for kitchen cabinets and vanities, and choice of one of two matching laminate countertop.
- Floor Coverings: Choice of one of four laminate and one of two tile and one of two carpet options.
- Optional appliance credit.
- Optional granite choice of one of three

9. Heating and Ventilation

- Furnace: Lennox forced air, high-efficiency furnace, digital thermostat, sized by heating contractor and installed according to National Warm Air Standards.
- Ducting: Concealed in joist space wherever possible.
- Professional furnace and duct cleaning before possession.
- Venmar air exchanger.
- Range hood: Vented to the outside.
- Thermostat: Electronic programmable.
- Cold Air Grilles: White PVC.
- Dryer Venting: Ducted to exterior.
- Central Air Conditioner: Lennox 13 SEER, sized to suite home.

Continued...

Specifications

10. Plumbing

- Water Heater: Rinnai tank-less style, natural gas.
- Faucets: Delta Rhythm chrome faucets throughout.
- Kitchen Sink: Kindred double compartment stainless steel c/w pantry faucet.
- Bathroom Sinks: Kohler Sterling china basin.
- Water Closets: Kohler Sterling - 6 liters per flush.
- Bathtubs: One-piece fiberglass unit (white) with Delta Rhythm faucets.
- Lawn Services: 3/4", 1 for the front in the garage, 1 for the rear.
- Basement: Floor drain in furnace room. Backwater valve in main sewer line.
- Sump: Weeping tile sump c/w 2" drain line to sewer.
- Laundry: Laundry location c/w drain and taps.
- Drains and Vents: ABS pipe sized to Code.
- Water Lines: Wirsbo Aqua-pex.
- Vacuum: One wall outlet on each level with piping roughed-in to floor truss space.

11. Electrical

- Service: 100 Amp c/w 48-circuit panel located in the furnace room area.
- Interior Receptacles: Decora - white.
- Exterior Receptacles: 2 weatherproof ground fault receptacles.
- Switches: Décora – White.
- Poly Pans: Around all receptacles and lights located in insulated exterior walls and ceilings.
- Television Outlets: 1 for each bedroom and 2 in the great room.
- Telephone Outlets: 1 for each bedroom and 1 in the kitchen.
- Location of switches and plugs on site may vary slightly from plan.
- Smoke detectors: Hard-wired as per building code.
- Light Fixtures: Locations as illustrated on plan
- Laundry: Washer and dryer receptacles in laundry room upstairs.

12. Landscaping

- Yards will be graded with positive drainage away from the home as established on site grading plans.
- Topsoil, and sod in all yards and landscaped areas.
- Planting for the complex will include trees and shrubs of various species.

13. Warranty

Westridge Homes is a member of the New Home Warranty Program of Saskatchewan. Warranty includes:

- 1 year on all materials and workmanship.
- 2 years on water penetration.
- 5 years on structural.