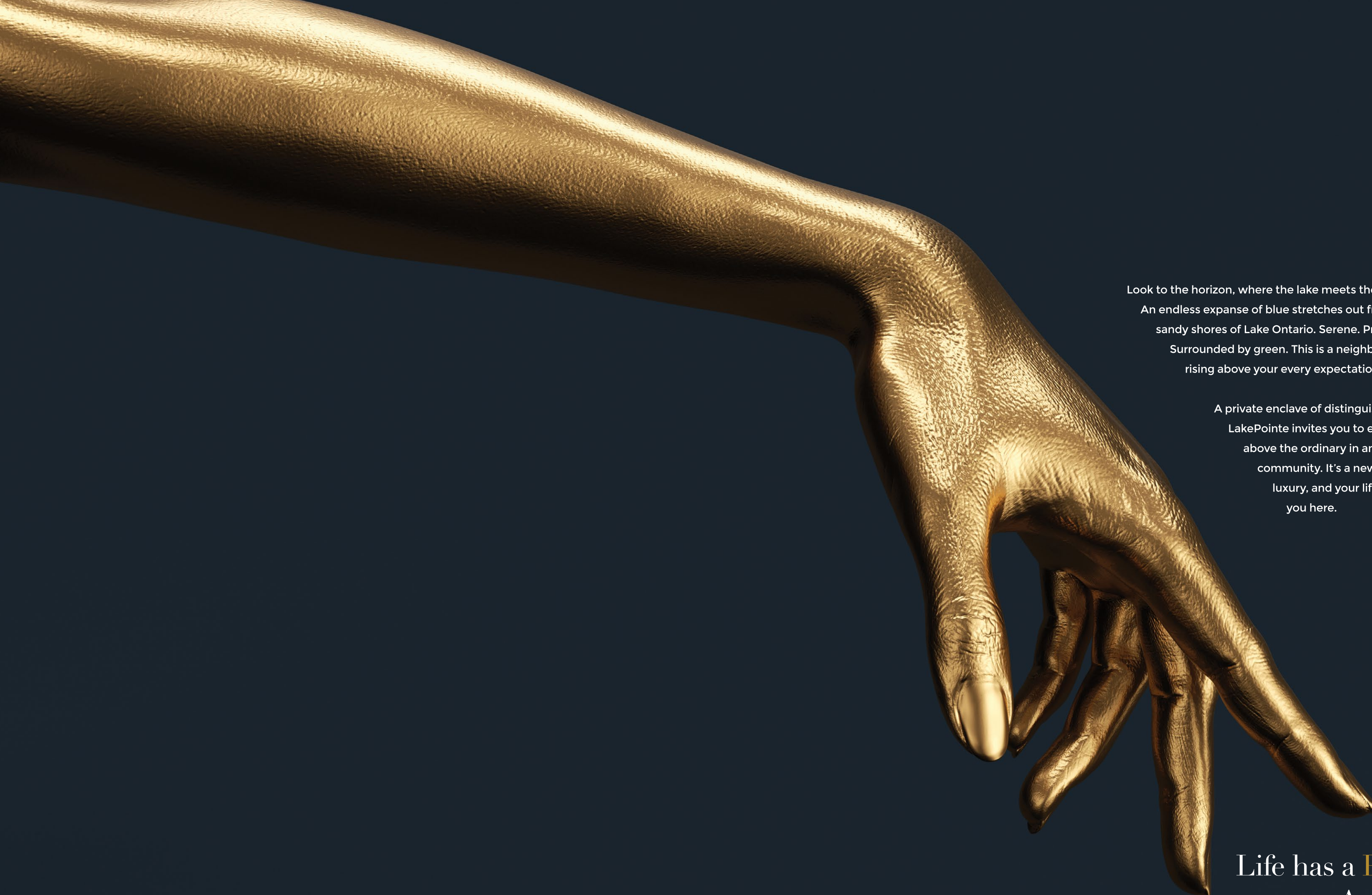




LAKEPOINTE

EXECUTIVE COLLECTION





Look to the horizon, where the lake meets the sky.
An endless expanse of blue stretches out from the
sandy shores of Lake Ontario. Serene. Pristine.
Surrounded by green. This is a neighbourhood
rising above your every expectation.

A private enclave of distinguished homes,
LakePointe invites you to experience life
above the ordinary in an established
community. It's a new level of lakeside
luxury, and your life has brought
you here.

Life has a **Pointe**.
And this is it.

Eleven
Luxury Estates



Sophisticated Stoney Creek

Life by the lake rises above your every expectation. Acres of local parks. Fifty Point Conservation Area. Fifty Point Marina. And Fifty Point Beach. This is a place to live life to the fullest, with nature as the backdrop to every memorable moment.

Here, every convenience is just minutes away. Fifty Point Market is around the corner. A world of shopping and services is right on Fifty Road, from groceries and restaurants to Box Stores and the LCBO. There are fabulous local festivals like the Winona Peach Festival, the charm of downtown Grimsby, and all the music, arts and flavours of Downtown Hamilton are just down the road on the QEW. Opportunities beyond the ordinary. Experiences you've only dreamed of.

Artist's concept. Map not to scale. Locations are approximate only and subject to change without notice. E.&O.E.





The **Pointe** of everything

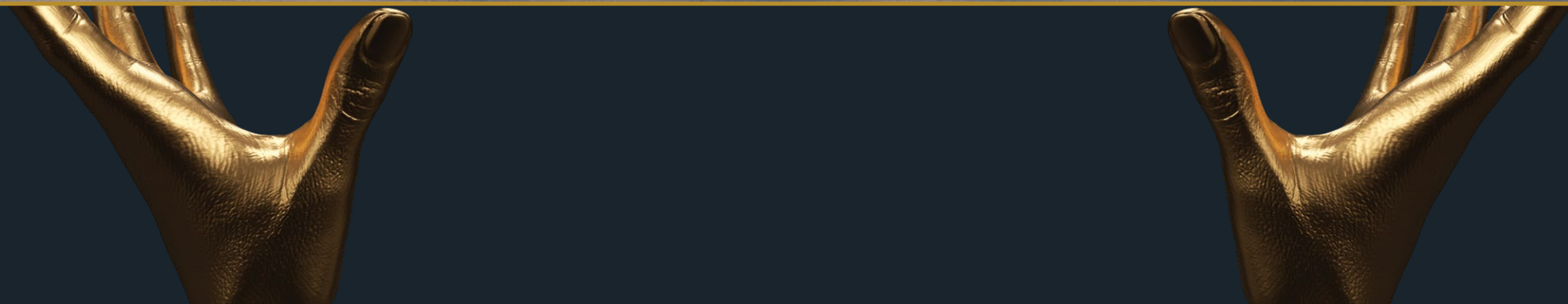
Stoney Creek is like a gateway to a world of possibilities, where the water is just a five-minute stroll, wineries are just around the corner and wellness is at the centre of every experience. Superb farm-to-table cuisine and wine tasting memories are waiting at dozens of local vineyards. Boating and fishing on Lake Ontario. Exploring the Escarpment. Hiking through history, discovering a hundred waterfalls and the wonder of views that reach out to the horizon. When you live here, nature, culture, and connection are at the heart of every day. And LakePointe brings you closer to it all.



Life has led you to this **Pointe**



Rendering is artist's concept.



The Emperor A

4,014 SQ. FT.

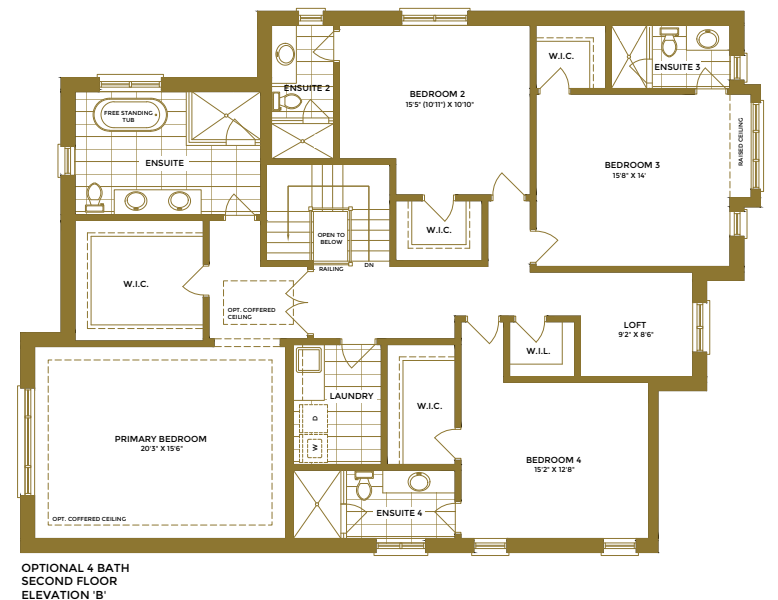
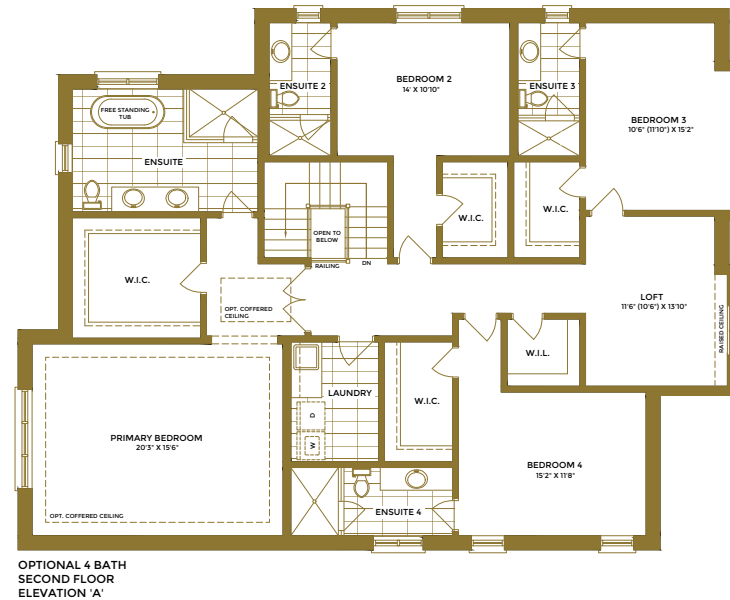
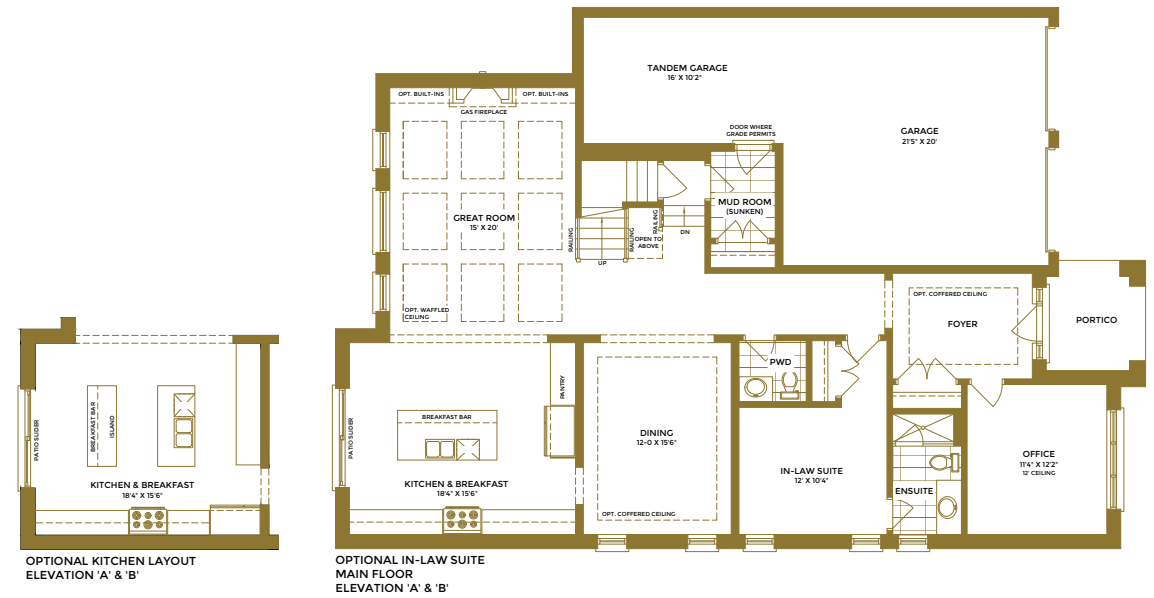
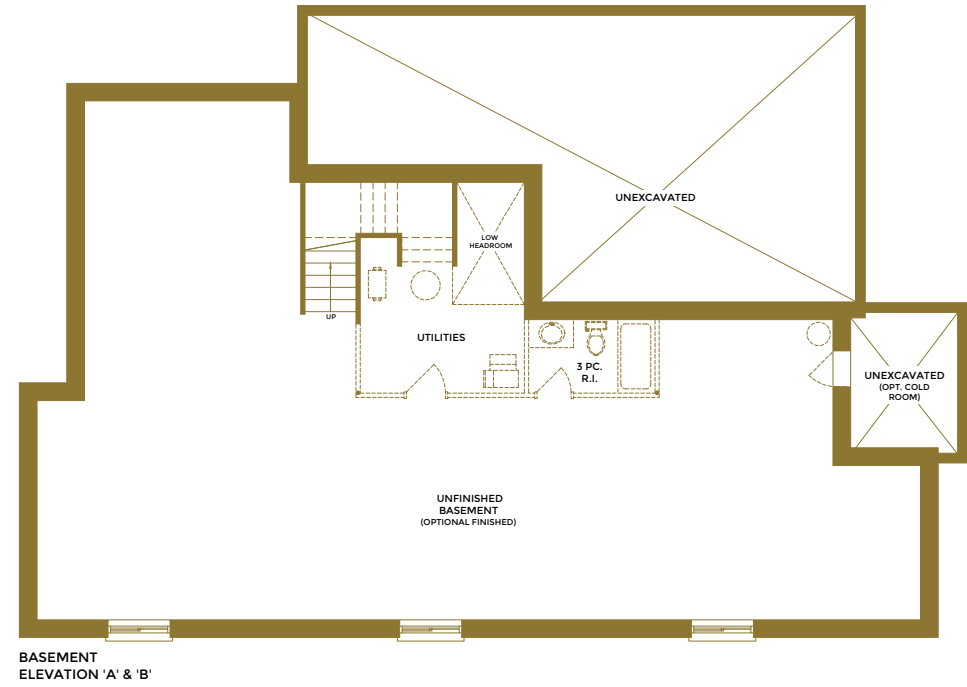
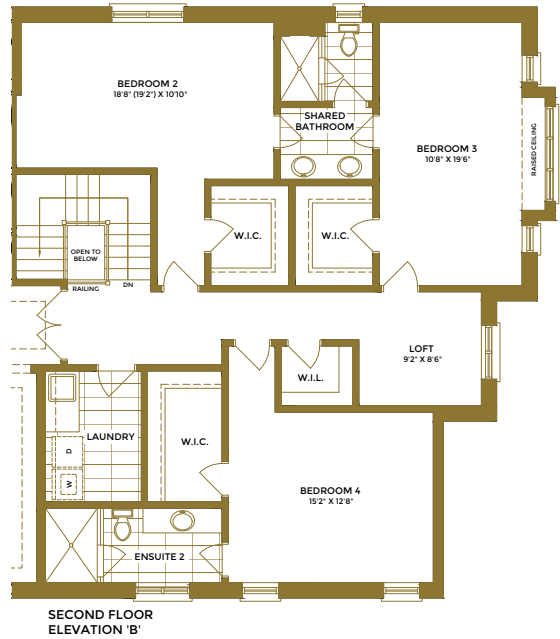
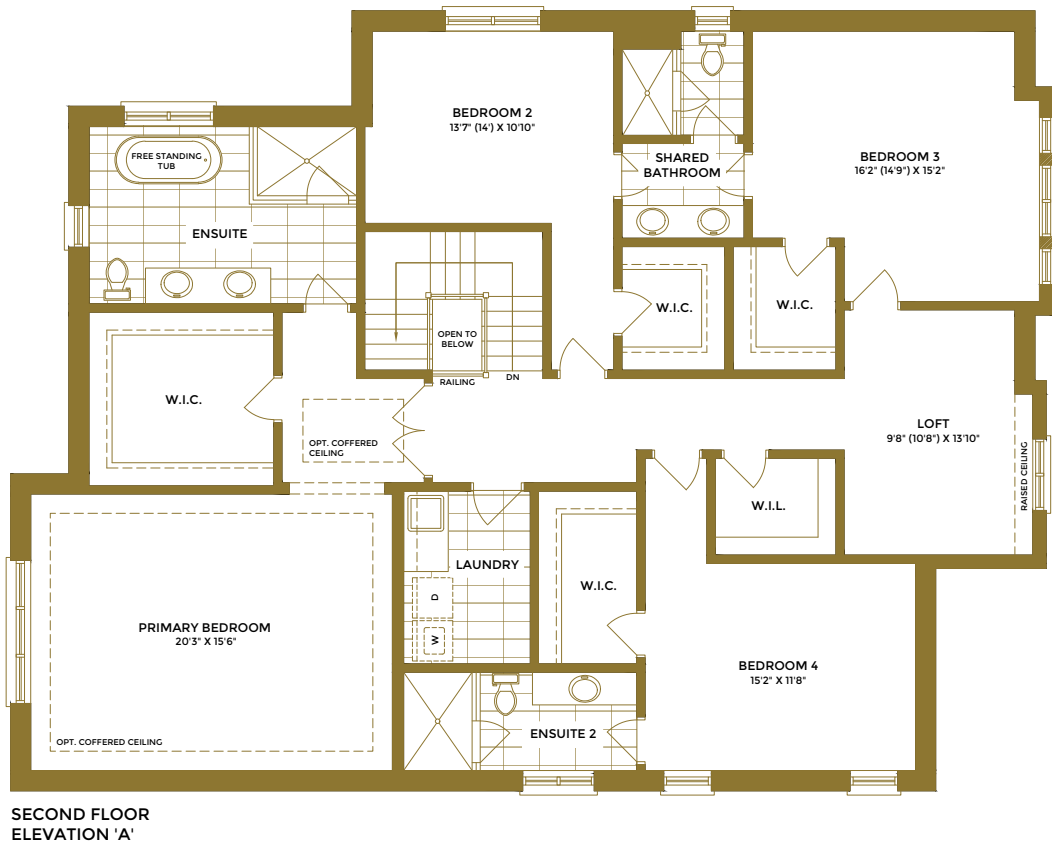
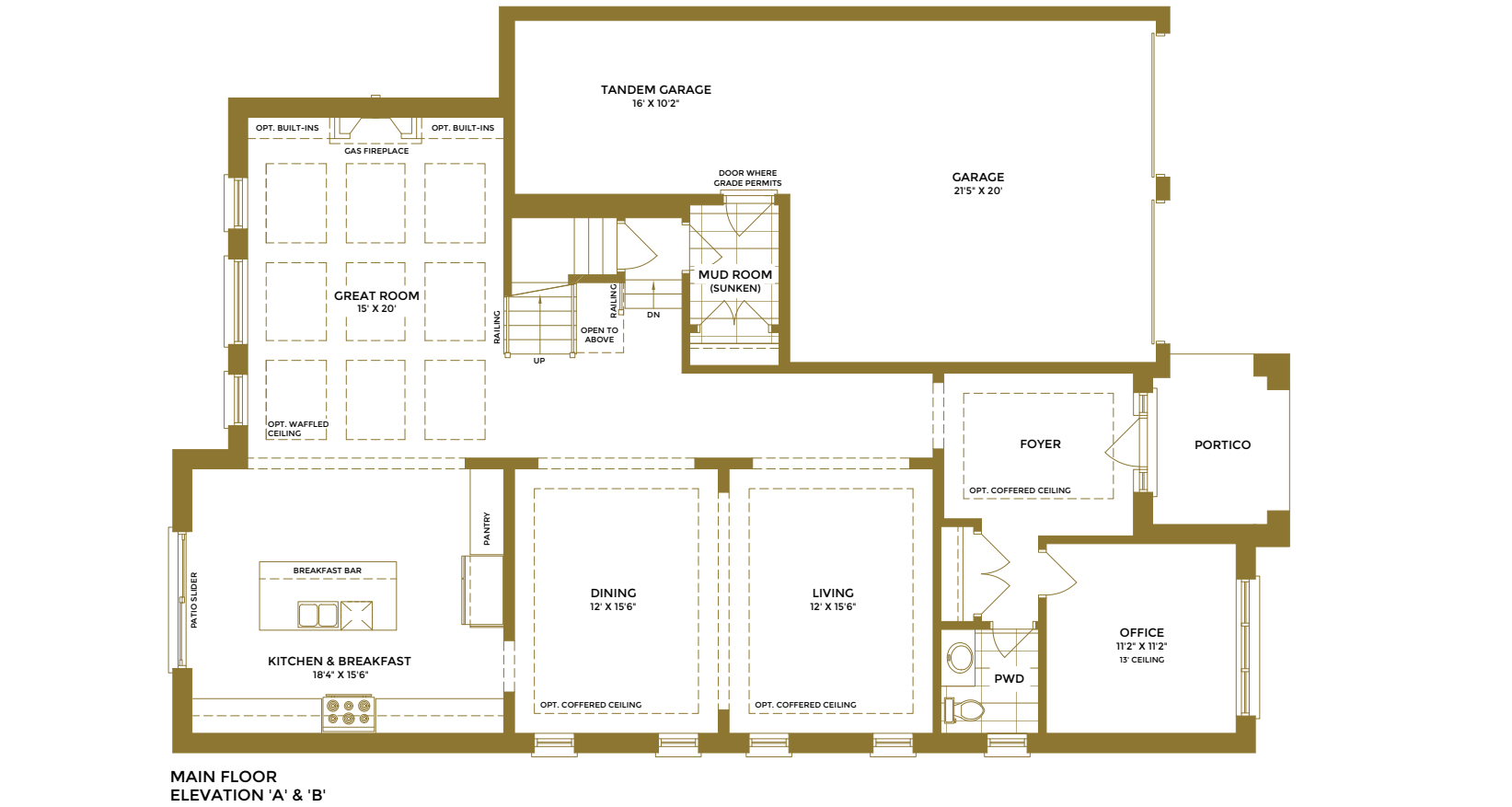


The Emperor B

4,009 SQ. FT.



Renderings are artist's concept.



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

The Emperor

ELEVATION A - 4,014 SQ. FT. | ELEVATION B - 4,009 SQ. FT.

4 BEDROOM 3.5 BATH



The Emperor



*Includes optional kitchen plan shown.
Rendering is artist's concept.

The Empress A

3,476 SQ. FT.



The Empress B

3,506 SQ. FT.



Renderings are artist's concept.

The Empress



Rendering is artist's concept.

The Queen A

3,275 SQ. FT.

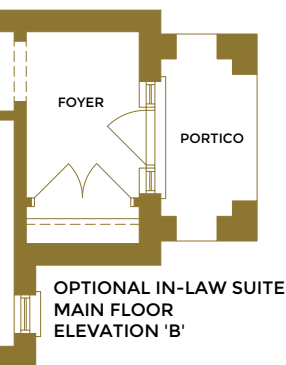
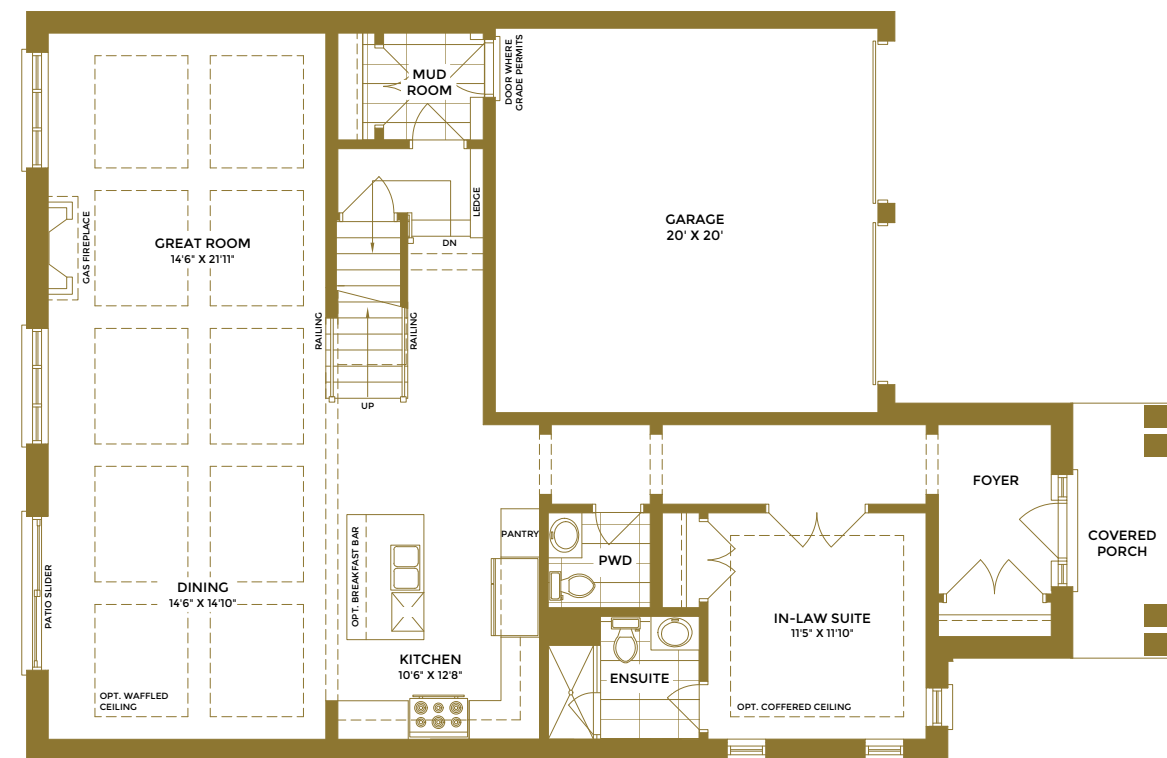
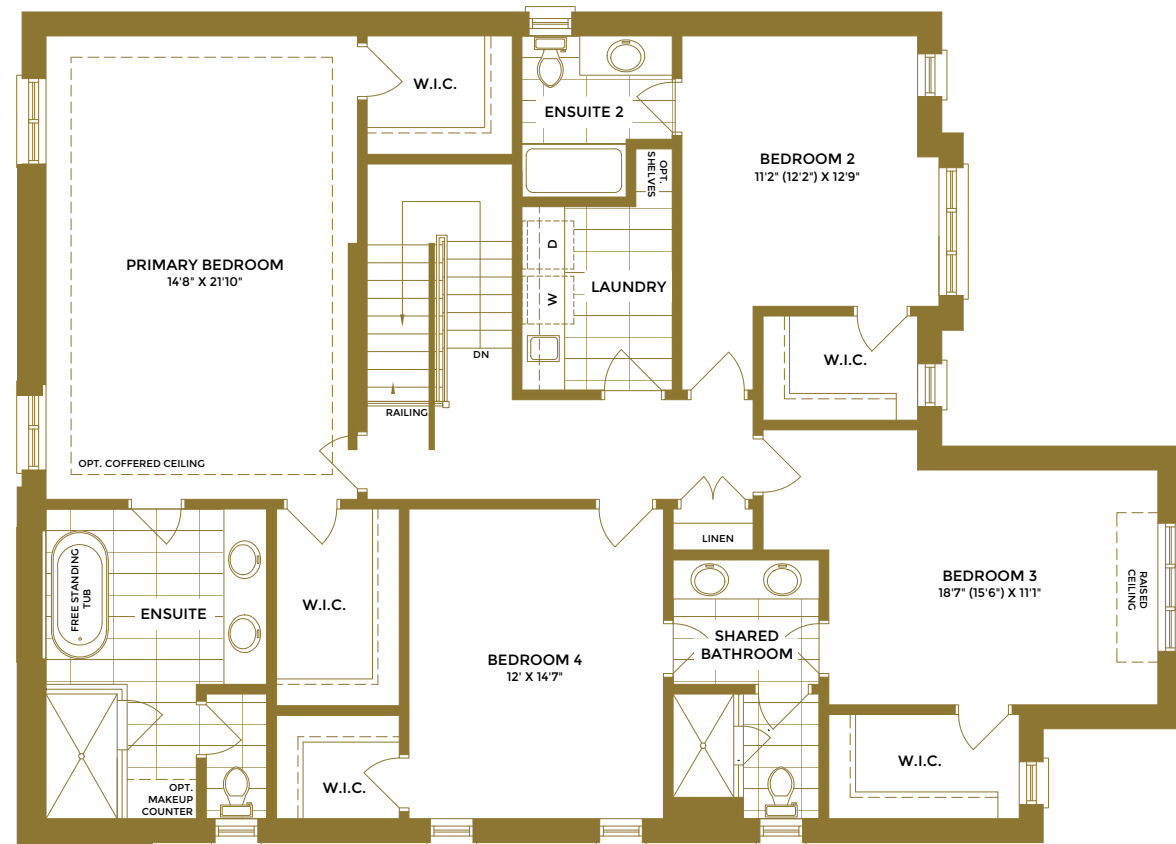
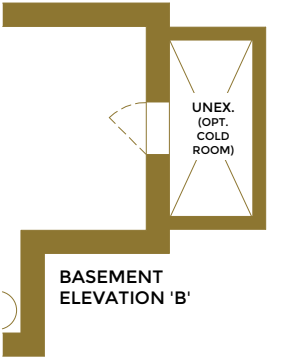
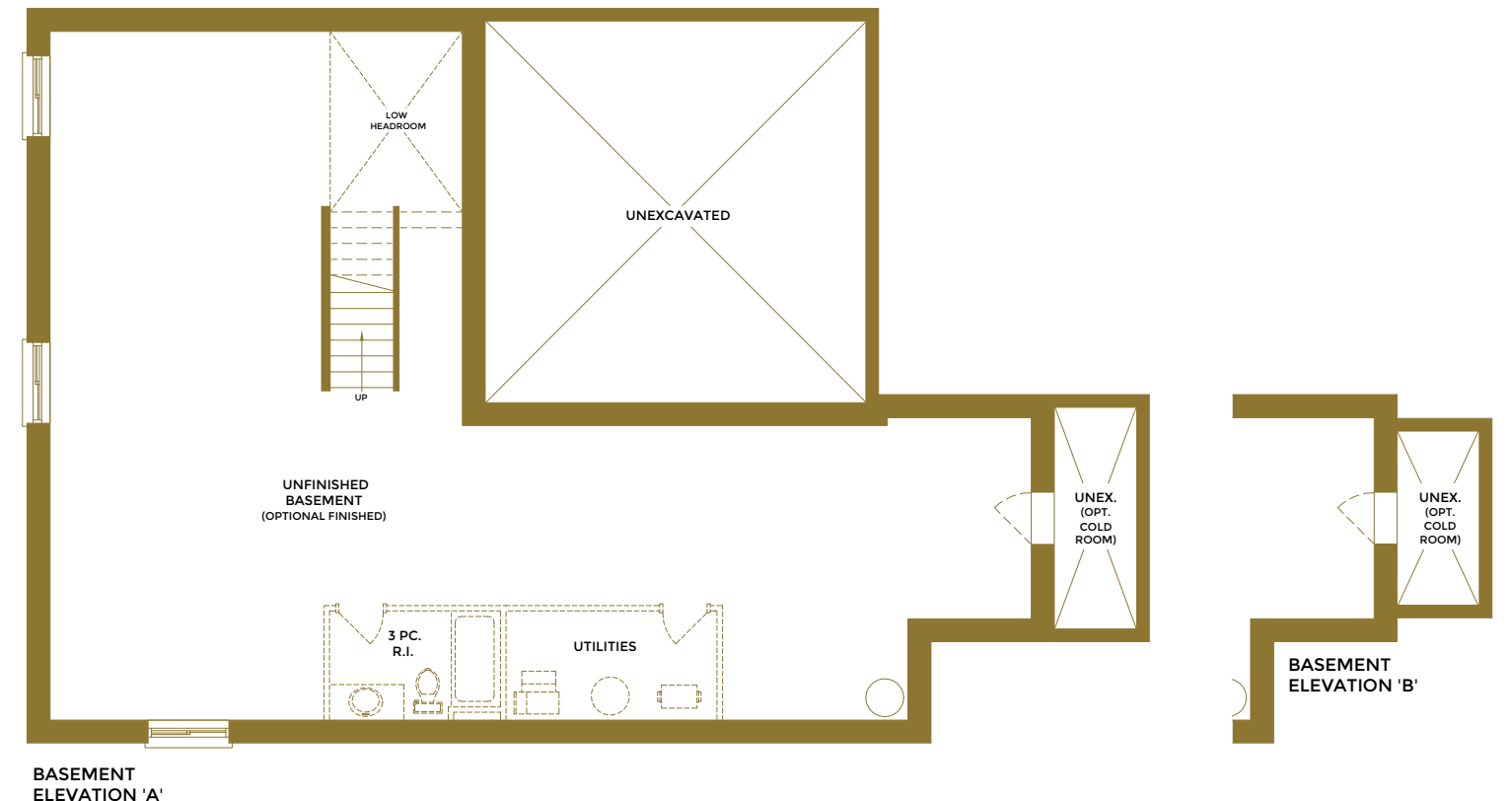


The Queen B

3,296 SQ. FT.



Renderings are artist's concept.



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

The Queen

ELEVATION A - 3,275 SQ. FT. | ELEVATION B - 3,296 SQ. FT.

4 BEDROOM 3.5 BATH



The Queen



Rendering is artist's concept.

The King A

3,467 SQ. FT.

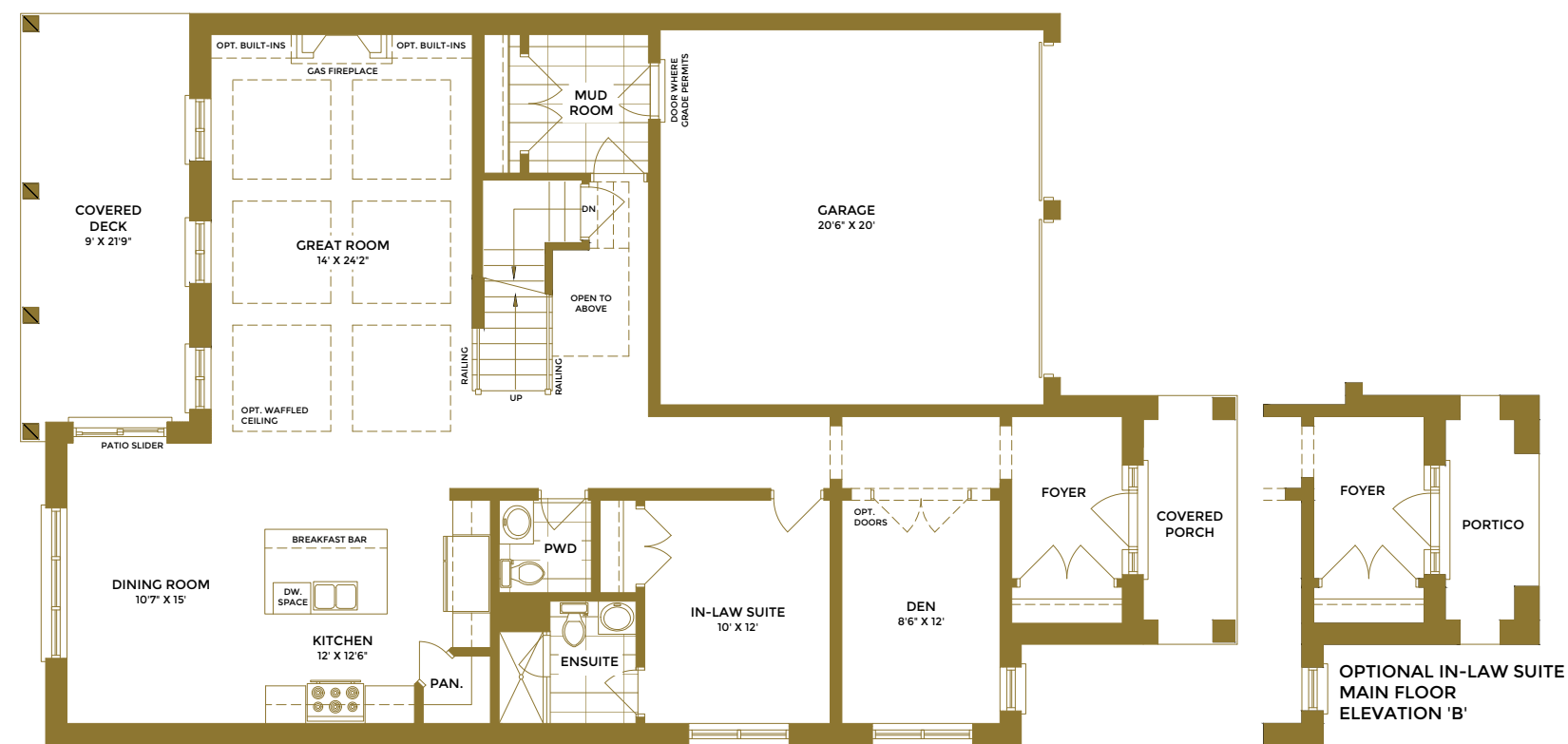
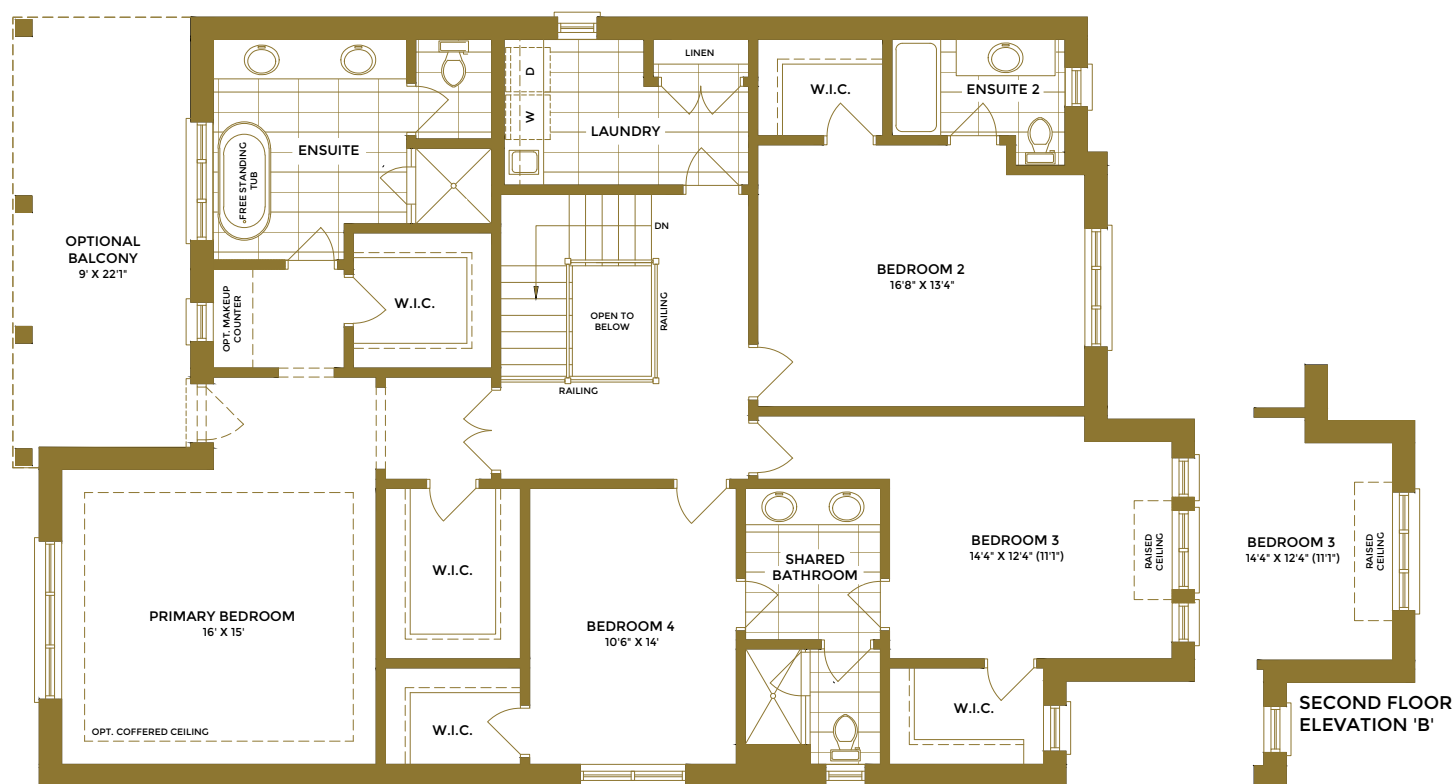
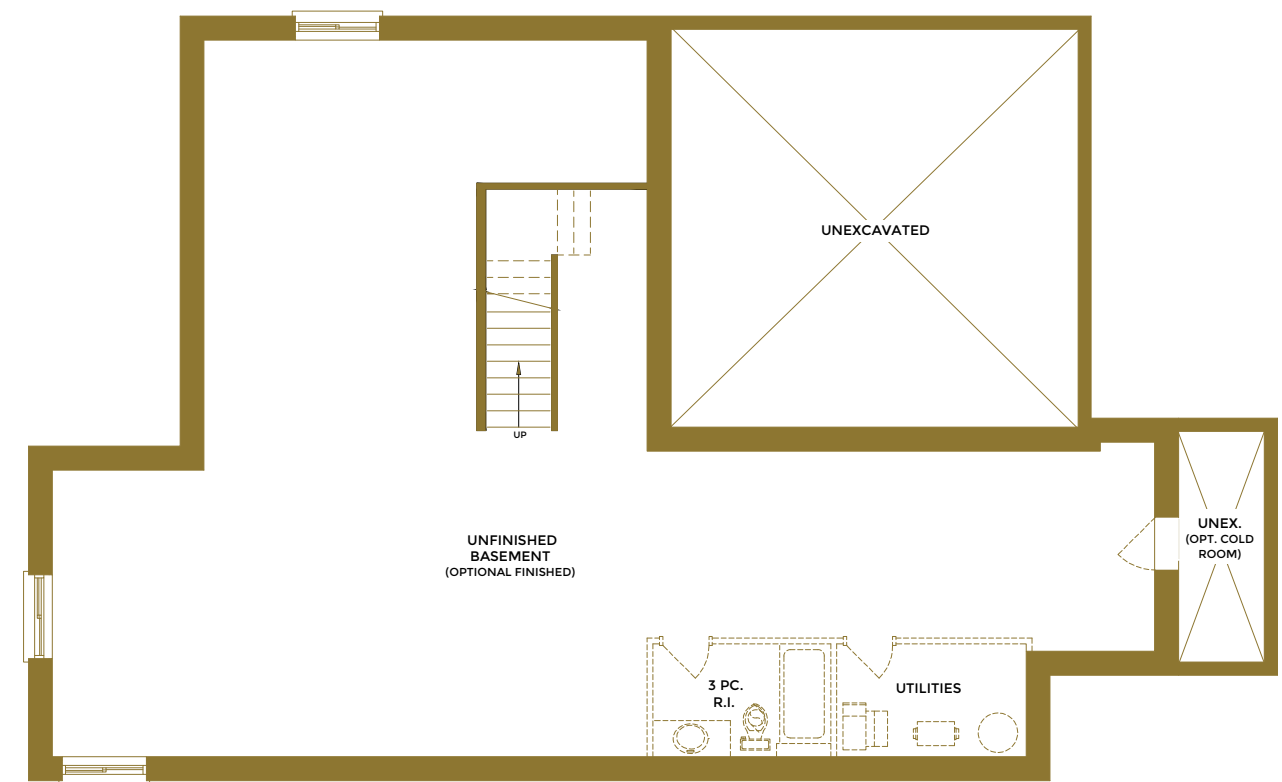


The King B

3,467 SQ. FT.



Renderings are artist's concept.



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

ELEVATION A - 3,467 SQ. FT. | ELEVATION B - 3,467 SQ. FT.



The King



Rendering is artist's concept.



Exceptional designs.
Unparalleled finishes.

DISTINCTIVE EXTERIORS

- Outstanding architectural features include a prominent use of brick, stone, stucco, and detailing such as keystones, banding & sills, decorative columns and raked front genuine clay brick masonry joints as per elevation.
- Full brick construction to second floor with full brick on rear and side elevations (as per plan).
- Architecturally controlled colour schemes by builder's selections to create a visually appealing streetscape.
- Maintenance-free black exterior, white interior vinyl casement windows with low e glass, argon gas, and warm edge spacers throughout. Basement windows are vinyl sliders. Front elevations with internal grills. All operating windows have screens. Vinyl sliding patio doors with low e glass, argon gas, and warm edge spacers with screens (as per plan).
- Covered Front Entries and Porches with pre-finished maintenance-free aluminum soffits, fascia, eavestrough, downspouts, and ceilings (as per plan).
- Quality painted metal insulated front entry doors with half glass, sidelights with black grip set with smart deadbolt lock.
- Elegant coach lamp at entries and garage openings (as per plan).
- Modern aesthetic metallic finish house number on the front elevation for a pleasing streetscape.
- Metal insulated interior garage access door (if grade permits with steps) complete with safety door closure.
- Two-coat paved asphalt driveway.
- Premium quality insulated sectional roll-up garage doors with heavy-duty springs and lifelong rust-resistant hardware.
- Landscaping: Fully sodded front and rear yards. Professionally landscaped front yards with perennials and shrubs (as per plan).
- Unique decorative patio pavers from the front door to the garage and precast step at the rear (as per plan).
- Four (4) exterior electrical outlets, including one in the garage, one waterproof electrical outlet at the rear of the house and one at the front. Holiday receptacle installed in the soffit near the front entry with a separate switch in the foyer.
- Two (2) hose bibs: One in garage and one at rear of house.
- Roofing includes self-sealing asphalt shingles with a twenty-five (25) year warranty and/or standing seam/metal roofing accents (as per plan).
- Poured concrete garage floor with reinforced grade beams.
- Wood decks are included in cases where decks are required at the rear patio door due to grade conditions ("lookout basement") the following features are standard and included in any premium: A wood deck (5' x 8' or equiv.) with stairs to grade. Full walkout basements to have a wood deck (5' x 8' or equiv.) with no stairs.
- Rear lot fencing with wooden fence, side yard fencing at one side on lots 4 & 8.

GRAND INTERIORS

- Ceiling height is ten 10' throughout main and 9' on second floor, except in areas with bulkheads and drop ceilings as required.
- Smooth ceilings throughout all rooms.
- Raised ceilings and open two (2) storey areas (as per plan).
- Elegant full oak staircases open to second storey areas and lower landings (as per plan). Oak railings, newel posts, handrail, and square pickets to finished areas (as per plan). Custom stair stain colour matched to client design selections.
- Primary bedrooms complete with ensuite and walk-in closets (as per plan).
- Interior passage doors are "shaker" style, complete with satin nickel interior levers and hinges.
- Natural gas fireplace complete with cabinet style mantle (as per plan).
- 3 1/4" flat style casing on all archways, doors and window frames as well as 6 1/4" step bevel style baseboards throughout. Painted white (no trim to archways with columns).
- Garage fully drywalled, sanded, primed and painted, except block walls.

ENVIRONMENTAL AND ENERGY FEATURES

- Sound (2" x 6") exterior wall construction.
- 3/8" roof plywood sheeting.
- R60 attic insulation, R22 batt insulation in exterior walls and R31 spray foam applied to ceiling of garage.
- All windows installed with vapor barrier and caulked.
- Poured concrete basement walls with heavy duty damp proofing and upgraded drainage membrane on exterior and R20 continuous blanket insulation on interior thus creating a trouble-free basement.
- Gas forced air high-efficiency furnace complete with electronic ignition power vented to exterior.
- Air conditioning sized and installed in accordance with mechanical specifications.
- XPA composite and ABS plumbing throughout.
- Energy recovery ventilator, to manage humidity and air quality.
- Rough-in for future electric vehicle charging station, consisting of a conduit connected to an electrical box in the garage, location to be determined by builder.
- High-efficiency gas fired hot water heater on a rental basis power vented to exterior.
- Programmable smart thermostat centrally located on main floor.
- Steel beam construction in basement.
- All wall framing members are to be spaced not more than 16" apart.

FLOORING FEATURES

- Imported 12" x 24" ceramic floor tile in the powder room, laundry room, and all bathrooms (as per plan).
- Engineered hardwood throughout main floor in all non-ceramic areas.
- 35 oz. Broadloom (or equivalent) with 1/2" underpad in all bedrooms and upper level hallways (as per plan). Purchasers to choose from two (2) colour selections as per builder's selections.
- 5/8" tongue and groove sub-flooring throughout.
- All subflooring is sanded, screwed and nailed.
- Concrete basement floor with drain.

GOURMET KITCHEN FEATURES

- Custom designed kitchen cabinets with a wide choice of styles, from builder's selections.
- Deep fridge upper with one (1) or two (2) gables (as per plan).
- 100 cm uppers on kitchen cabinets.
- Extended height uppers that provide additional storage.
- Stainless steel square single bowl undermount sink.
- Quartz countertop, selected from builder's standard samples.
- Moen align kitchen faucet in satin nickel.
- Microwave shelf with dedicated electrical outlet (as per plan).
- Stainless steel exhaust fan with vent to exterior.
- Breakfast bar (as per plan).
- Rough-in electrical and plumbing for a future automatic dishwasher, with open space in cabinetry.
- Heavy-duty electrical outlet for future stove.
- Dedicated electrical outlet for future refrigerator.
- Electrical outlets at counter level for small appliances.

BATHROOMS AND LAUNDRY ROOM

- Step-in shower to have 12" x 24" ceramic tiles on the wall in stacked pattern, standard level mosaic tile base and quartz jam, tiled ceiling with (1) pot light and glass enclosure with door (as per plan).
- 12" x 24" ceramic tiles in all bathtub enclosures up to the ceiling in main bath(s) and ensuite (as per plan).
- Rectangular or oval soaker tubs in ensuite (as per plan).
- Choice of quality cabinetry from builder's standard samples.
- Quartz countertop on all bathroom vanities from builder's standard samples.
- Quality plate mirrors in all bathrooms.
- Single-lever faucets with pop-up drains throughout.
- Washer/dryer area to be curbed, with pan and drain.
- Pressure balance temperature control valves in all showers.
- Ground fault interrupter protection in all bathrooms and powder room.
- Exhaust fan vented to the outside in all bathrooms and powder room.
- Laundry room to feature base cabinets and uppers (as per plan). Quartz counter and stainless steel undermount sink.
- Heavy-duty electrical outlet and outside vent for future dryer.
- 3-piece rough-in washroom in basement as standard, with rough-ins for sink, toilet and tub/shower combination.
- Moen align faucet in satin nickel.
- Water shutoffs under all sinks and plumbing fixtures.

SECURITY AND ELECTRICAL FEATURES

- 200 AMP electrical service with labeled circuit breaker panel and all copper wiring.
- Modern light fixtures throughout all bedrooms, hallways, living room, kitchen, den and dining room (as per plan).
- Upgraded vanity lighting in all bathrooms and powder room.
- One (1) or two (2) garage door openers as per plan.
- Interconnected smoke and carbon monoxide detectors, with one (1) on each floor, and in each bedroom for added protection.
- Rough-in for central vacuum system, rough-in to garage.
- Rough-in for two (2) telephone outlets and three (3) cat 6 (internet) wiring.

SMART HOME TECHNOLOGY GOOGLE HOME & ALEXA INTEGRATION

- Smart front door lock with touchpad.
- Enhanced home security with an integrated doorbell camera featuring two-way talk and motion detection.
- Three (3) swidget smart switches to monitor air quality, home security and control home lighting.
- Convenient USB power plugs in kitchen and primary bedroom.

YOUR CHOICE

Purchasers shall have the following choice of colours from the builder's samples for the following items: (Provided that the materials have not already been installed or ordered at the time the Agreement of Purchase & Sale is signed).

- All cabinets, countertop and door hardware.
- Ceramic tiles.
- Luxury carpet (2 colours maximum).
- Paint for decoration of interior walls (2 colours maximum).
- Optional features list to select from to further customize your home during your Design Studio appointment.

DESIGN STUDIO

DeSantis Homes invites you to visit our stylish Design Studio where you will be greeted by our in-house designer who will assist you in exploring various possibilities to help personalize your home to suit your taste and lifestyle. Experience the difference of custom-crafted quality features and finishes. Your unique design preferences, coupled with our design expertise, will bring your dream home to life.

WARRANTY

DeSantis Homes' warranty is backed by the Tarion warranty program. Our outstanding service history has been acknowledged as an industry leader by Tarion. Your home is guaranteed to be free from defects in workmanship and materials for one-year.

A two-year warranty protection ensures the home is free from defects in workmanship including caulking, windows and doors so that the building envelope prevents water penetration. Additionally, it covers defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems.

A seven-year warranty protection ensures coverage of major structural defects.

From product and construction warranties to courteous service, DeSantis Homes is committed to providing satisfaction and enduring value throughout the home buying process.

Notes

The Vendor reserves the right to substitute alternative materials and fixtures of equal or better quality. Specifications and conditions subject to change without notice, E. & O.E. November 10th, 2023.





DeSantisHomes.com

* Prices and specifications are subject to change without notice. E.&O.E.