

Just ONE Left

LOT 15 – Ready for February 2026



Please contact

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New home 435 Westhaven Street (Lot 15)

Featuring;

- 9' main floor ceilings
- 8' high interior doors on the main floor
- Raised ceiling in the Primary Bedroom
- Primary En suite is c/w a walk-in shower and soaker tub
- Double Sink vanity in the Primary Ensuite Bath and in the Main Bath
- 42" tall Kitchen uppers
- 8' x 8' patio door off the Dinette
- Open Foyer c/w railing system to the Second Floor
- Sunshine / lookout basement
- Hardwood flooring throughout the Great Room & Kitchen
- Hardwood stair to the second floor
- Quartz counter tops throughout
- And more

\$ 1,239,900

Finishing with over **\$60,000** in upgrades

Move in Ready February 2026

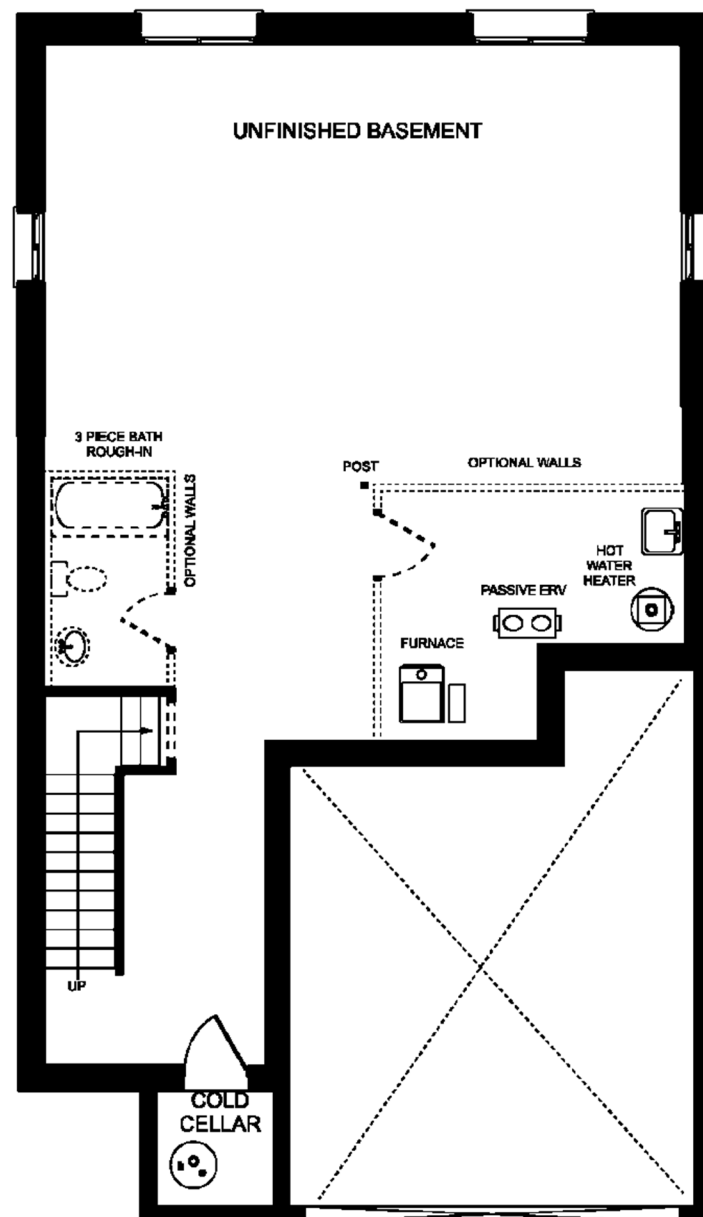


The West Bank D – 2405 Sq.Ft.

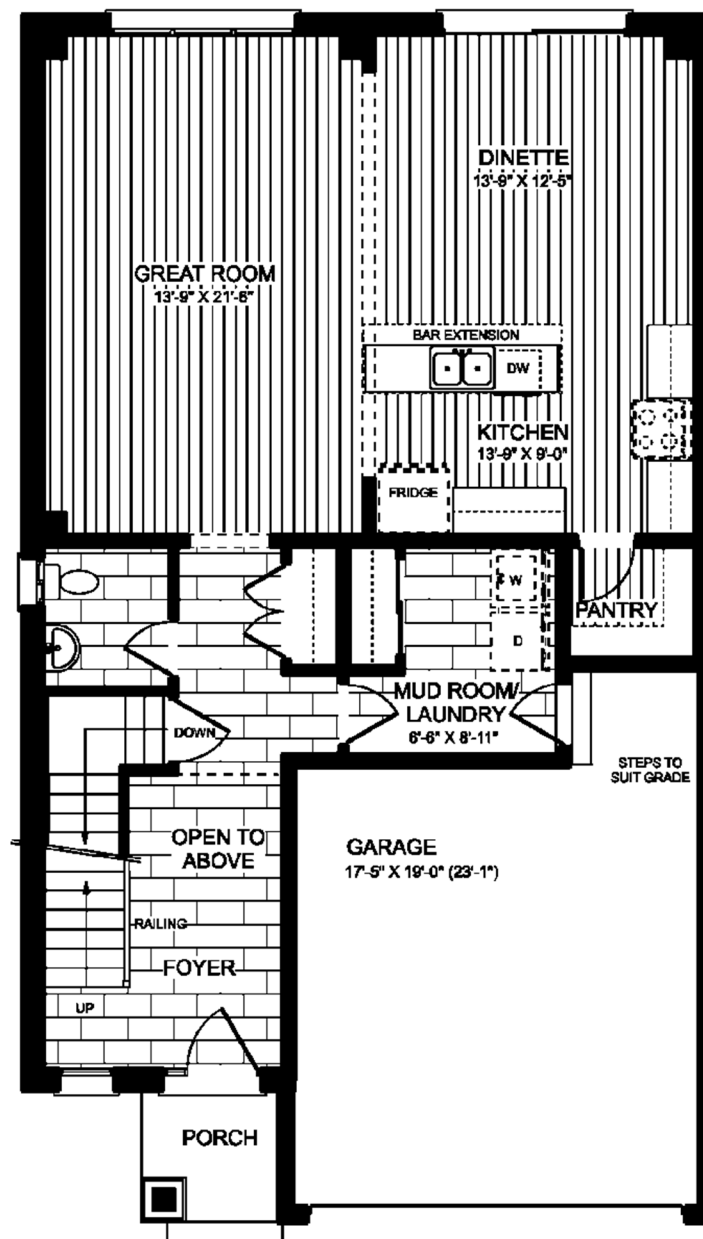


Rendering is artist's concept of the complete building and is subject to change. Illustrations may show optional features which may not be included in the base price. See sales representatives for more information. E. & O.E.

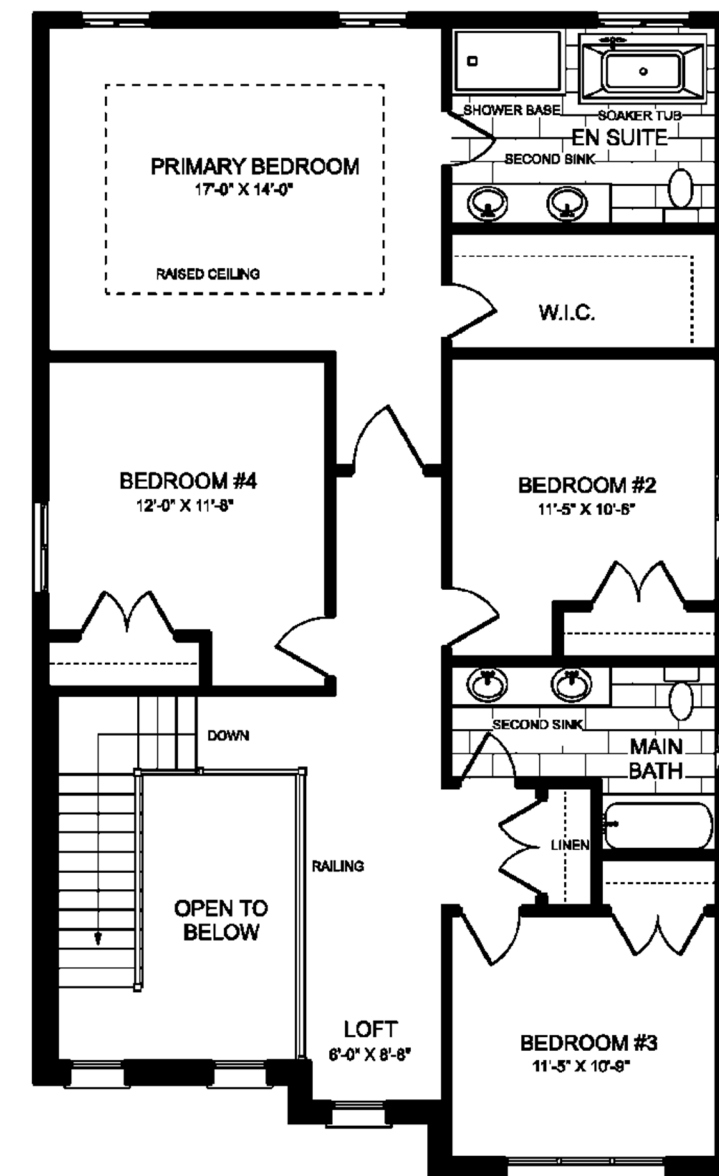
SUNSHINE BASEMENT



Basement Plan



Main Floor Plan



Second floor Plan

West Bank D - 2405 Sq.Ft.

Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. See sales representative for further information. E. & O.E.

BUILDING FEATURES:

- Architecturally designed and controlled exterior colour schemes and streetscapes.
- Porches are a gracious feature on many of the builder’s homes. Where provided, porches are poured concrete deck.
- Energy Star® rated Silversand thermo pane Low-E with argon gas vinyl windows throughout excluding basement.
- Casement windows on front elevations with grilles as per plan.
- Sliding windows on sides and rear elevations. Casement windows in Great Room on main floor rear elevation.
- 8’ wide, 8’ high patio door.
- All operating windows have screens.
- Exterior elevations are as per plan. Fronts may include any of the following: clay brick, manufactured stone, horizontal vinyl siding, board and batten vertical vinyl siding, vinyl shake, aluminum siding.
- Architectural features such as gable brackets, window boxouts, polyethylene window and garage mantels and PVC wall panelling are all painted as per the exterior colour package. (See note under General Information on Exterior Elevations).
- Main floor side and rear exterior walls to have clay brick. Second floor side and rear exterior walls to have horizontal vinyl siding.
- Aluminum soffits, fascia, eaves troughs and downspouts. Frieze board, window battens and front corners, to be capped in aluminum on front elevations. Rear corners are finished with a vinyl corner post to match siding. Corner lot elevations may require additional architectural detailing which is not standard on all houses but is included in the lot premium. Ask Sales Representative for details.
- Steel insulated front entry door with glass inserts as per elevation with weather stripping, satin nickel knob and deadbolt lock, as per applicable plan.
- Limited Lifetime Architectural (manufacturer warranty) fibreglass shingles with metal starter edge.
- Sand finished exterior foundation walls where exposed.
- Insulated Steel clad sectional overhead garage door, Elevation A, B, and D garage door is 7’ tall and Elevation C garage door is 8’ tall. Style and window design as per plan.
- Exterior walls to be insulated to code.
- Exterior basement walls to be insulated to code.
- Insulation to code in attic ceilings, N/A in Garage or Cathedral Ceilings. Ceilings above living area to be insulated to code.
- Garage ceilings are sprayed with foam insulation where a

- room is present above providing an airtight seal under living area.
- Two white vinyl Low E basement windows to be 36” wide x 24” high as per plan.
- Pressure treated wooden step(s) at rear sliding door, number based on grading requirements. When grade is greater than 24” below patio door no stairs are provided and guard rail is installed.
- Conventional lumber floor system with 5/8” T&G Aspenite sub floors, screwed and nailed throughout.
- Garage walls drywalled with one coat of tape compound.
- Precast stone slab walkway from driveway to porch entry.
- All lots fully sodded, except on embankments which are hydroseeded.
- Driveway paved from garage to street with base coat asphalt within one year of occupancy (vendor not responsible for future settlement).
- All building envelope perforations, including doors and windows are to be fully caulked.
- Foundation wrapped with a superior drainage membrane to protect from water penetration.
- Pot light at front man door and garage as per plan.
- Steel insulated door c/w weather stripping to basement Cold Storage.
- All exterior railing to be prefinished aluminum as per plan or if required by code.
- All porch posts as per plan.

SUNSHINE BASEMENT LOTS:

- Basement rear wall to include two Silversand 48” wide x 32” high sliding windows and two white vinyl basement windows 36” wide x 24” high as per plan on side walls.
- No deck or stairs to grade

INTERIOR FEATURES:

- Nine foot ceilings on main floor and eight foot on second floor except in areas where architectural designs, mechanicals or duct work require ceiling height to be lowered.
- Stained oak handrail, 1 ¼” oak square pickets and 3 ½” oak square posts on carpeted stairs with pine painted stringers on stairs in finished areas as per plan.
- Drywall halfwalls on second floor balconies to be capped and painted to match trim, as per plan. Optional railing, pickets and posts available.
- Unfinished handrail on stairs to basement

- Satin nickel Fairfax interior door hardware, Colonial hollow core series swing or sliding doors as per plans, all with contemporary step 2 ¾” trim and casings, and 4” baseboards.
- Dead bolts on all exterior swing doors.
- California textured finish on ceilings throughout all rooms except for smooth finish painted ceilings in bathrooms and small closets.
- Interior walls will be primed then painted with two coats of quality flat latex paint, all interior doors and trim finished in white acrylic latex – Purchaser’s choice of quality flat latex paint from builder’s samples – one colour throughout.
- Standard broadloom 35 oz carpet over 6lb premium quality underpad on main and second floors. One colour throughout.
- Kitchen, dinette, baths, mudroom, main or second floor laundry room and foyer areas to be finished in quality ceramic tile from standard samples as per plan.
- One 12” vented shelf in all closets, linen closet to include four 16” vented shelves, Walk-in pantry to include five 16” vented shelves as per plan.

KITCHEN & BATH FEATURES:

- Kitchen cabinetry is by Raywal Kitchens, Purchaser’s choice of deluxe cabinetry in the “Chateau” line. Standard height of upper kitchen cabinets is 42 inches fitted to a bulkhead. - Space saving bank of drawers included. Bulkheads above kitchen cabinets may be necessary due to mechanical.
- Quartz countertop without backsplash in Kitchen from builder’s standard samples as per plan.
- Opening provided in kitchen cabinets for future dishwasher with electrical and plumbing rough-in only. Hook-up costs not included.
- Double stainless steel undermount kitchen sink with single lever chrome faucet.
- Hardwired white range hood fan on dedicated line to panel to accommodate a future over the range microwave (microwave to be supplied and installed by purchaser after closing).
- Dedicated electrical outlet for refrigerator. Fridge opening min. 36” wide x 72” high, opening for stove is 30” wide, dishwasher opening is 24” wide x 34 ½” high.
- Split electrical outlets at counter level for small appliances as per plan.
- Ensuite and Main Bathroom vanities include Purchaser’s choice of cabinetry from Raywal’s “Chateau” line complete with laminate countertop. Vanities include a top drawer if space is available on layout.

- Ensuite Bathroom to have a freestanding acrylic tub with deck mounted faucets and 4” pot light above. A separate oversized shower complete with an acrylic base with tiled walls from builder’s standard samples installed from the base to the ceiling, glass wall and door surround, handheld shower head, and 4” water proof pot light; tile laid out in straight rows (not diagonal).
- Main Bathroom to have a 5 ft. acrylic tub with ceramic tile from builder’s standard samples installed to the ceiling above the tub complete with adjustable curtain rod; tile laid out in straight rows (not diagonal).
- Mirrors are installed in all bathrooms approximately the width of the vanity (2” – 4” less) and 36” high.
- Quality white bathroom fixtures.
- Powder Room at main floor includes a 24” x 30” mirror over a white pedestal sink.
- Single lever chrome faucets in all bathrooms with pop-up drains.
- All showers have pressure balanced non-scalding valves.
- All toilets are water saving, low flush design.
- Vented exhaust fans in all Bathrooms and powder room.
- Privacy locks on all Bathroom doors and powder room.
- Chrome strip lighting in all Bathrooms and powder room.
- Polyethylene piping for hot and cold water lines.



Quality Appointments & Standard Features



ELECTRICAL & MECHANICAL FEATURES:

- 125 amp electrical service with circuit breakers.
- Standard location of electrical panel is in the garage unless main service dictates otherwise.
- All receptacles and switches are white Decora.
- Ceiling outlets with builder supplied fixtures for Foyer, Hallways, Kitchen and Dinette area and all Bedrooms. Dining Room outlet capped.
- Front door chime.
- Exterior weatherproof electrical receptacles at the front and rear of each home connected into a ground fault interrupt safety circuit.
- Interconnected smoke detectors on each floor and in each bedroom including the basement
- Carbon Monoxide detector installed on bedroom levels as per building code requirements.
- Rough-in and finish 2 coax TV outlets and 4 Cat6 data/communication connections.
- Rough-in and receptacle(s) for future automatic garage door opener(s).
- Copper wiring and receptacles to electrical code requirements.
- Heavy duty stove and dryer cable.
- Laundry in basement includes standard laundry tub with tap and drain connections and dryer venting.
- High efficiency gas-fired forced-air furnace with programmable thermostat, complete with wall returns and ducts sized for future air conditioning.
- Simplified ERV installation.
- Rental power vented, gas-fired hot water heater.
- Two exterior water taps, one in garage and one at the rear of the house.

LAUNDRY AREA:

- One white laundry tub on legs provided as per plan.
- Hot and cold laundry taps and drain for washer.
- Exterior exhaust for dryer.

ROUGH-INS:

- Ducting sized for future central air conditioning, no electrical provided.
- Dishwasher, third water line for water softener, garage door opener, 2 coax TV outlets and 4 Cat6 data/communication connections in all homes.

COLOUR SELECTIONS AND FINISHINGS:

- Structural upgrade features and your Exterior Colour package must be completed at time offer becomes firm. All interior colour and finishing selections are to be made from Cook Homes Waterloo exclusive Builder’s samples within 28 days of a firm offer – no changes are permitted after colour chart is forwarded to Cook Homes Waterloo.
- The purchaser acknowledges and agrees that variations in colour and shade uniformity may occur and the colours, pattern and availability of samples displayed in the Sales Presentation Centre and model homes may vary from those displayed and available at the time of colour selection.
- Purchaser to have choice of colour and materials available from Builder’s samples of the following unless already ordered or installed:
 - Ceramic bathtub walls, where applicable.
 - Custom crafted kitchen cabinets, bathroom vanity cabinets, and countertops, where applicable.
- Quality 35 oz. carpet where applicable, choice of one colour from builder’s samples.
- One colour of quality paint on interior walls. One coat primer and two coats finish is standard paint application on walls.
- Ceramic flooring, where applicable, choice of colours from builder’s samples.

TARION NEW HOME WARRANTY PROGRAM COVERAGE:

- 7 years – major structural defects.
- 2 years – plumbing, heating and electrical systems and building envelope.
- 1 year – all other items.
- Warranty enrolment to be paid by purchaser as an adjustment on closing.
- Pre-delivery Inspection (PDI) will be conducted with the builders’ representative and the purchaser (or designate) on or before the date of possession.
- Homeowner Information Package (HIP) will be delivered to the purchaser at or before the PDI.

GENERAL INFORMATION:

- All other specifications as per plan, all references to finished room sizes in sales information or this contract are approximate and for presentation purposes only. Actual square feet may vary slightly depending on the elevation selected.

- Exterior colour packages are architecturally controlled and pre-approved to ensure the most beautiful streetscape possible. There will be no changes made to the exterior colour packages.
- Exterior Elevations: Cook Homes Waterloo takes great pride in building homes that are both architecturally designed and colour co-ordinated. Saying this in order to provide the architectural detail and colour choices we do, we must use products that require painting. Front/Man Doors, Garage Doors, Porch Posts, Window/Garage Mantels, Gable Brackets, Window Boxouts and Wall Panelling all need to be painted to deliver a custom looking house and streetscape. Due to the fact our climate isn’t conducive to painting all year round and some products need to be painted after they are installed we may not be able to have the exterior of your house 100% complete on closing. Cook Homes Waterloo undertakes to complete all exterior painting as soon as possible based on weather conditions.
- Number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements.
- Variations in uniformity and colour from Vendor’s sample may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to production processes.
- Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. It is recommended that a dehumidifier is used in the house to control humidity levels.
- Ceilings and walls may be modified to accommodate mechanical systems.
- All levies and servicing hook-up costs are included.
- A decorated model home may contain some optional features not included in the base price. Kitchens may show some optional features available to you. Some construction details that you will see in the model homes may been modified or discontinued – please ask for details. - This schedule is to supersede built model homes, should any variance occur. Finishing materials and decorator items contained in any model homes or sales office are for display purposes only. Model homes showing 9’ main and second floor ceiling heights may have taller windows, etc. Please ask Sales Rep. for details.
- A model home landscaping is not representative of the standard landscaping package but has been customized to demonstrate what can be done to individualize each yard. Specifications are subject to change without notice. Builder has right to substitute materials of equal or better value. A wide

variety of upgrades and options are available.
E. & O. E. September 2022

NOTICE TO PURCHASER:

- Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.
- * In accordance with standard building practice and TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one (1) year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the Home initially.



Quality Appointments & Standard Features



