

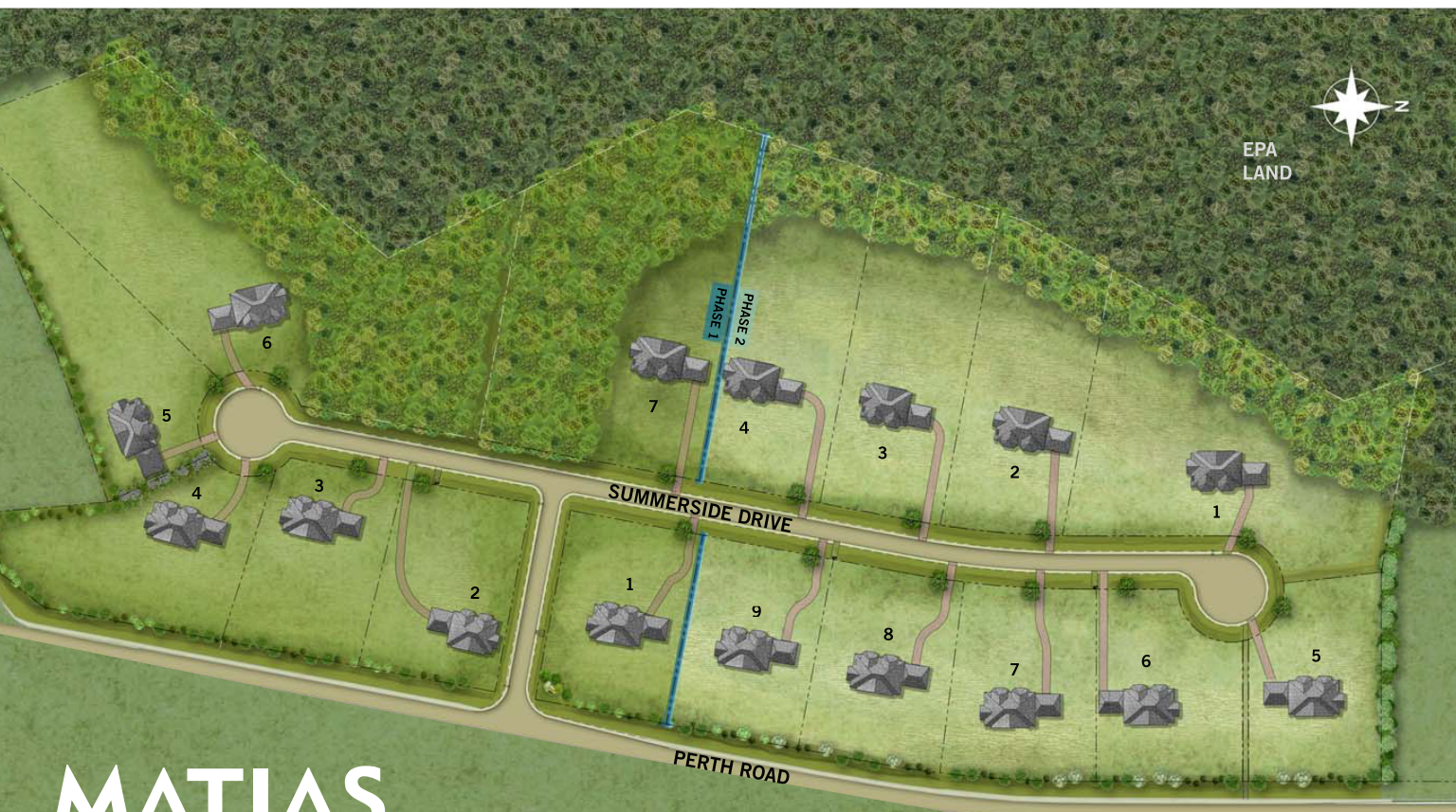
Willowbrook

ESTATES

LIVE. LOVE. ENJOY.
THE COUNTRY ESTATE DREAM!



A masterfully planned estate community
Conveniently located only minutes from Kingston



MATIAS
CUSTOM CRAFTED HOMES

Other exceptional features include:

- Spacious estate sized lots
- Upscale architectural & protective covenants
- Paved municipally assumed streets
- Professionally designed streetscape
- High speed internet service (ftht)
- Underground hydro & telephone utilities
- Walking access to nearby community
- Abutting environmentally protected woodlands
- South and west facing rear yards, many with walk-out potential
- Close proximity to lakes, golfing, hiking, and more
- Build exclusively with **MATIAS CUSTOM CRAFTED HOMES**



ALL OF OUR HOMES ARE BUILT TO **THE MATIAS STANDARD** OF SUPERIOR PRODUCTS & SPECIFICATIONS:

- Steel reinforced I.C.F. foundation
- Thermally superior exterior wall insulation values (R-28)
- Blown attic insulation (R-60)
- Maintenance free all clay brick exteriors with decorative detailing
- 9 ft. ceilings on main floor
- State-of-the-art energy efficient North Star all vinyl windows
- Squeak free 'Open Joist 2000' engineered subfloor system
- Kiln dried 2 X 6 exterior wall framing with exterior thermal barrier
- Architectural 50 year 'GAF Timberline' roof shingle
- Maintenance free exterior trim & eavestroughing
- Preserved wood deck at rear
- Premium front entry door including sidelites & transom
- Quality tile & hardwood flooring throughout incl. solid oak stairs & railing
- Choice of high profile interior trim packages
- Custom designed kitchen & bath cabinetry, locally manufactured by Progressive Kitchens
- Granite counter tops in kitchen and all baths
- Custom tiled ensuite shower with glass enclosure
- Designer American Standard plumbing fixtures
- Higher basement ceiling height complete with drywalled and electrically wired perimeter walls
- Three piece basement bathroom rough-in
- 200 amp underground electrical service
- Higher efficiency 2-stage forced air propane furnace
- Central air conditioning
- Heat Recovery Ventilator (H.R.V.)
- Phone & television prewiring
- Central vac rough-in
- 7 year Tarion New Home Warranty
- ENERGYSTAR New Home certification



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