

# WEST MEADOW

PHASE 2  
GARDEN TOWNHOME CONDOMINIUMS

22 EXCLUSIVE BUNGALOW TOWNHOMES

FROM 1200 - 1450 SQ. FT.



## "Let me find you your dream home!"

Throughout my 25 years of interior design, and my 10 years of assisting people select the condo of their dreams, I have made it my mission to ensure each and every client is comfortable with the process from the time you enter our model home to the time you make one of our condos yours.

## It is my promise to you...

... that purchasing a condo with Wedgewood Builders of Niagara will be the best decision of your life, because there really is no place like home!"



**WEDGEWOOD**  
BUILDERS OF NIAGARA LTD.



Susan Greco  
Sales Coordinator  
Interior Design Consultant

c. 905-353-5335  
e. sue2condos@hotmail.com

## WEST MEADOW PHASE II

## PROPERTY DETAILS

### INTERIOR

- 9' ceilings
- 4-1/4" wood baseboards, 2-3/4" window casingS throughout
- Upgraded Series 800 colonial interior doors
- Front entry doors complete with brushed aluminum hardware
- Closets finished with shelving as per plans
- All drywall secured with screws
- Rounded bullnose corners
- Standard painted wood railing from builder samples
- Optional finished basement

### EXTERIOR

- 30-year, architecturally-appointed asphalt shingles
- Oversized, colour-keyed, pre-finished casement windows with grills between thermal panes
- Low 'E' finish on windows
- Basecoat asphalt driveways
- Partially covered patio as per plans
- Quality brick and stucco, aluminum soffit, fascia, eavestrough and downpipes
- Steel insulated sectional garage doors
- Tuff-N-Dri guarantee dry basement system
- Reinforced poured concrete front porch with slip resistant finish
- Architectural appointed pot lights under the exterior features
- Concrete demising wall complete with foam insulation between units for superior sound and fire barrier

### ELECTRICAL

- Pre-wired for cable and TV in Living Room, Master Bedroom and Den
- Electrical service with heavy-duty copper wiring and circuit breaker panel in accordance with Ontario Hydro Standards
- Exterior weatherproof, GFI protected electrical outlets in patio area and front entrance
- Electric smoke/CO2 detectors as per building code
- Telephone rough-ins provided in Kitchen, Living Room, Master Bedroom and Den
- Rough-in for future garage door opener
- Separate hydro metering for all units
- Central vacuum rough-ins

### MECHANICAL

- Efficiency forced air heating system
- Central air included
- Individual gas metering for all units

### PAINTING

- Quality paint throughout with choice of 3 colours for walls, 1 colour for trim from builder's selection
- Smooth ceilings in bathrooms, laundry rooms and closets
- High quality, durable sprayed texture ceilings elsewhere

### KITCHENS

- Finely crafted kitchen cabinetry from a large selection of builder's samples
- Post-form kitchen countertops
- Double stainless steel sink with Moen washerless faucets
- Microwave shelf included
- Exterior vented exhaust fan over stove

### BATHS

- Quality post-form cabinetry from builder's selection
- Acrylic 1-piece tub/shower unit
- Positemp pressure balanced faucet in all baths and shower
- Single lever faucets
- Mirrors above vanities in all baths
- Choice of pedestal sink or vanity in 2nd bath
- All white fixtures
- 3-piece rough-in in the basement

### FLOORING

- 3/4" structure wood floors nailed, glued and screwed
- Ceramic floors in Kitchen, Baths, Laundry and Hall
- Luxury broadloom in designated areas
- Hardwood from builder's samples in Living Room and Dining Room

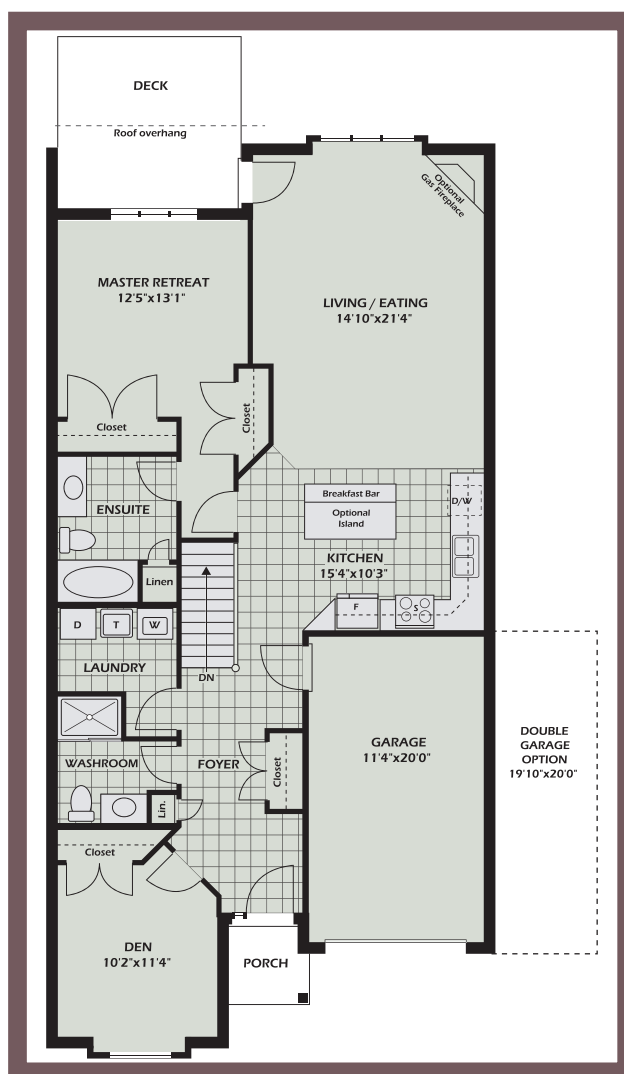
### WARRANTY

- Builders complete 1-year warranty
- 2-year warranty on mechanical and water penetration
- 7-year warranty on major structural defects

*\*All selections to be made from builder's samples as per allowance.*

*\*All sizes and specifications are subject to change without notice E. & O.E.*

*\*All illustrations are artist's concept only and may not conform to actual building construction.*



905-353-5335  
4399 Montrose Rd.,  
Niagara Falls, ON

PHASE 2  
**WEST MEADOW**  
GARDEN TOWNHOME CONDOMINIUMS

3 blocks south of  
Thorold Stone Road  
on west side of street