

THE  
**FLATS**  
AT GOLFVIEW  
by **CERASA**  
D.E.S.I.G.N & B.U.I.L.D



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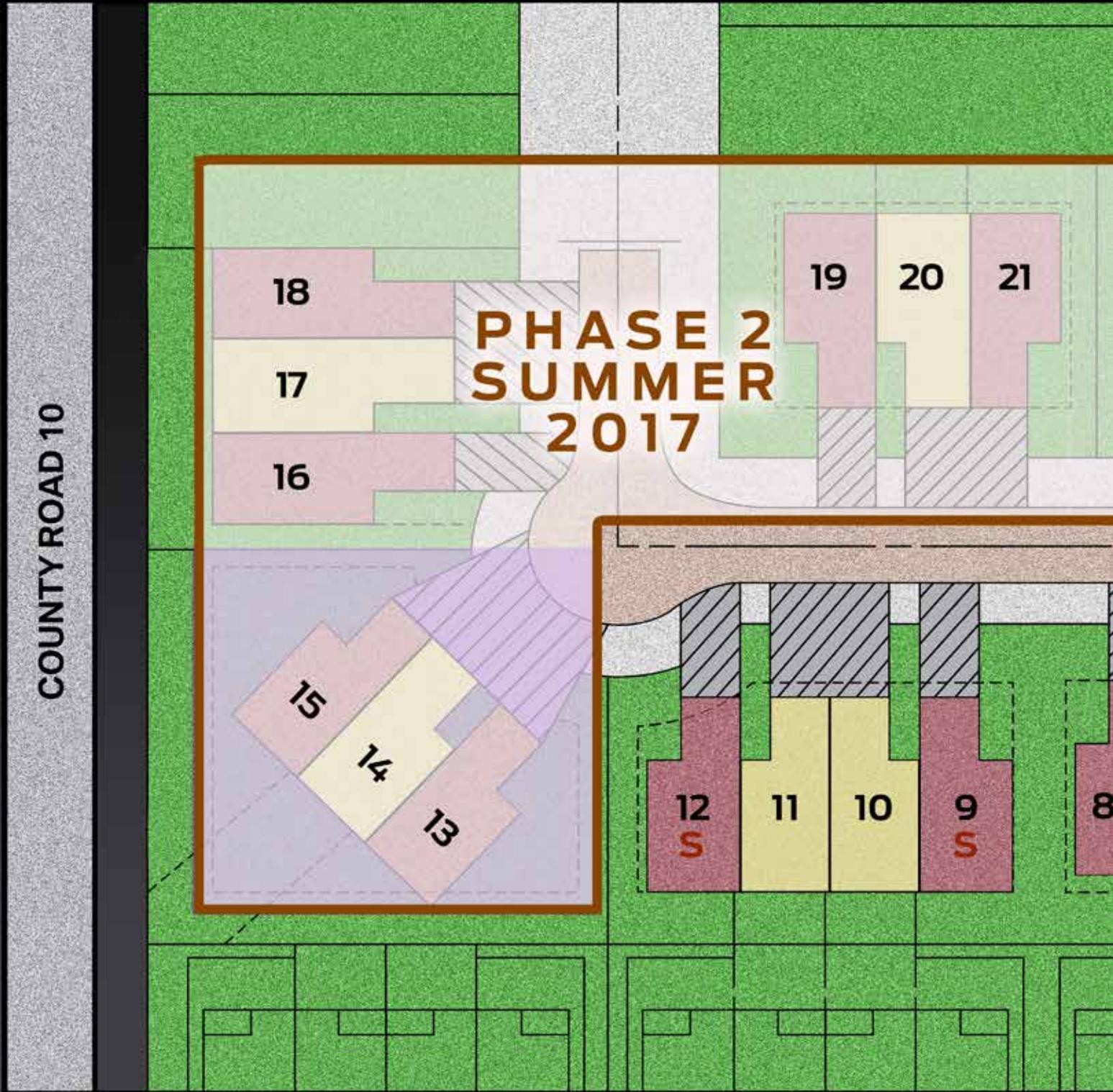
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Amherstburg's Newest Development

# MODEL LOCATIONS

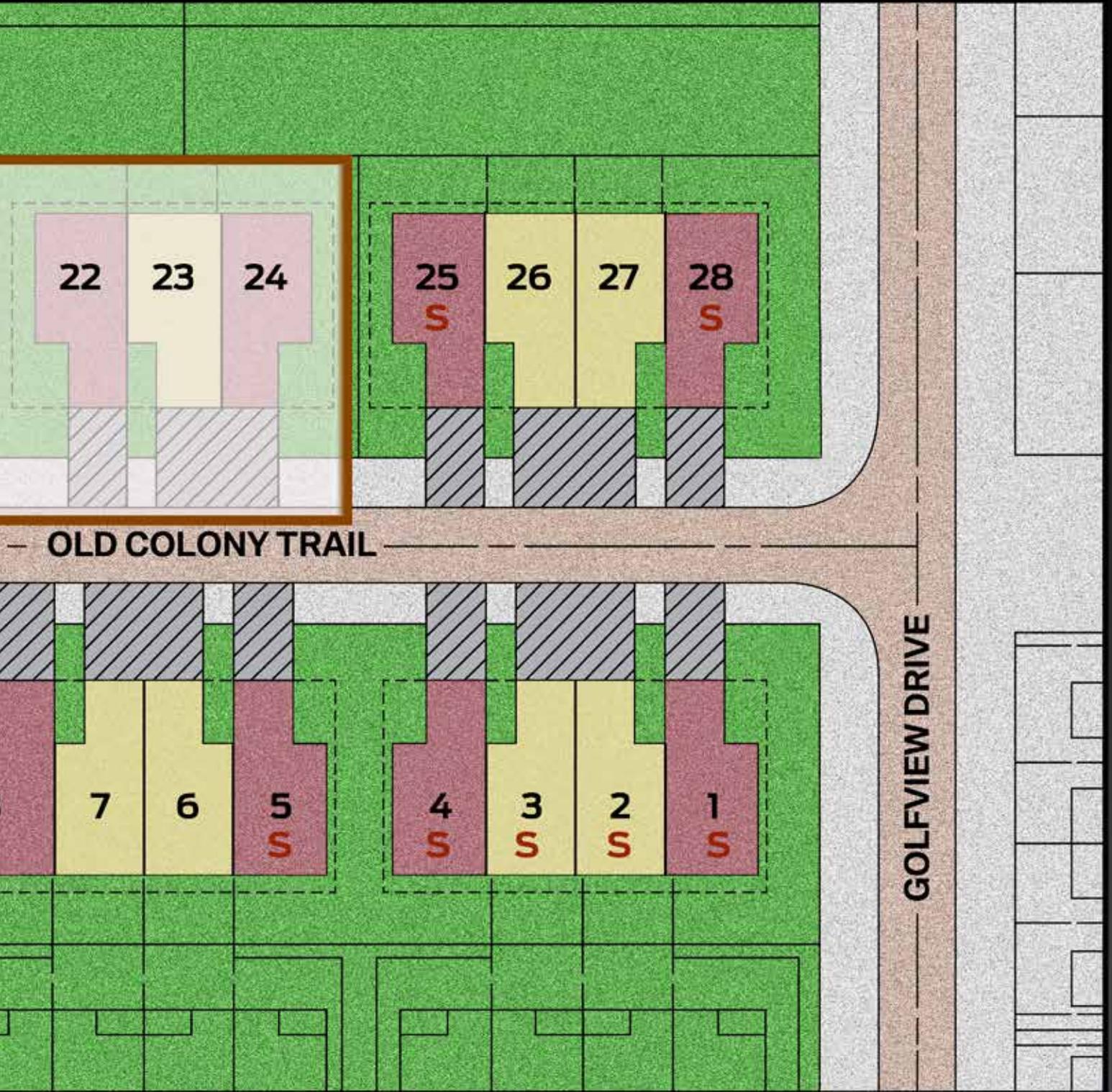


TOWN OF



■ Oversized Lot Premium

# AMHERSTBURG

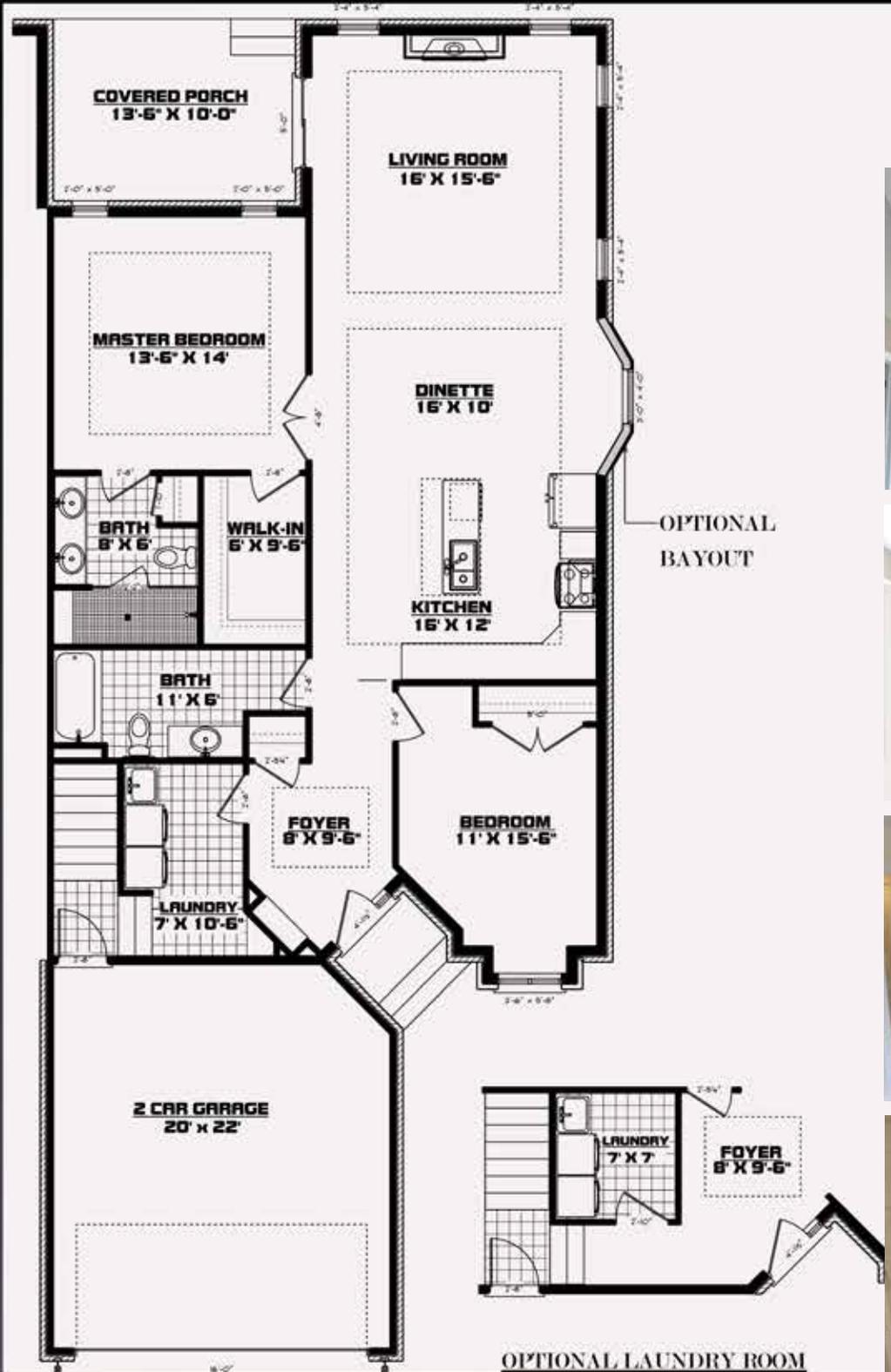


Fescue Model      Fairway Model

# VIEWING MODELS

## The Fescue: Floor Plan (Approx 1485 sq ft)

- Exterior model
- Optional dining room bayout
- Choose from 2 laundry room plans
- Master bedroom, foyer, kitchen, living and dining rooms feature architecturally elevated ceilings



Also Available

## The Fairway (Approx 1485 sq ft)

- Interior model
- Choose from 2 laundry room plans
- Master bedroom, foyer, kitchen, living and dining rooms feature architecturally elevated ceilings

\* Covered porch included on all Fescue and only Fairway triplex models.



## Foundation & Waterproofing

- Poured concrete footings with keyway to eliminate water penetration
- Concrete-block or poured concrete exterior foundation walls tar sealed and wrapped with delta membrane for a superior moisture barrier
- Exterior and interior perimeter footings fortified with continuous stone-covered 4 inch perforated weeping tile connected to sump pump pit (sump pump supplied and installed)
- Backflow preventer to prevent sanitation backflow into house

## Construction Features



- Full brick exterior, stone sills and architectural highlights
- Maintenance-free vinyl soffits, casement windows, sliding basement windows, and patio door
- Aluminum fascia, eaves troughs, and downspouts
- All exterior windows are high-quality, energy-efficient double-pane insulated glass
- Pre-engineered roof trusses with real plywood sheathing
- Triple-fastened engineered plywood subfloor system to minimize floor squeaks
- Single insulated door connecting garage to the interior foyer of house
- 2x6" exterior stud wall covered in an approved sheathing and wrapped with full height Tyvex air barrier

- Upgraded party wall system: staggered double 2x4" wall stud assembly consisting of two layers of R-12 insulation, air space, sound-absorbent fire-rated wool, and two layers of fire-rated 5/8" drywall (STC rating above O.B.C. standards)
- Interior side of exterior walls covered with 6mm poly vapour barrier, taped, and sealed
- Limited lifetime warrantied self-sealing shingles on roof
- Eight-foot main level ceiling and attractive nine-foot tray ceiling in kitchen, living room, master bedroom, and foyer
- Insulation: R-50 ceiling, R-22 exterior walls, and R-12 basement (full wall)
- Partially R-22 insulated garage; full garage insulation is available
- Drywalled and primed garage interior walls
- Half-inch drywall on all ceilings and walls; all drywall corners use engineered metal-paper bead for maximum strength, appearance, and durability
- Exterior light fixtures included (builder's choice)

\* Covered porch included on all Fescue and only Fairway triplex models.



Side Profile Fescue Model

## Interior Finishes

- Premier interior doors painted with semi-gloss finish (selected by purchaser)
- Premium tile floors in laundry, bathroom, and kitchen
- Tiled master bathroom shower featuring shower bench and glass door
- Purchaser's choice of premium hardwood or carpet in main living area and bedroom
- Natural gas fireplace



Kitchen with Centre Island  
& Granite Counter Tops



Spacious Family  
Room with  
Hardwood Floors  
and Gas Fireplace

- Kitchen cabinetry includes an extensive range of selected styles, textures and colours
- Beautiful and durable granite kitchen counters (purchaser's choice from builder's selections)
- Interior walls coated with superior formulated primer and two coats of paint (purchaser's choice of one wall and one ceiling paint colour)
- All tile floors installed over premium plywood subfloors for maximum reinforcement
- All windows and doors encased in signature 2.75" wood trim
- High-character 4.25" baseboards
- Easy-to-use two-stage digital programmable thermostat

## Heating and Cooling

- High-efficiency gas furnace with minimum AFUE greater than 94% efficiency
- Rented simplified HRV system with minimum 55% efficiency
- Two-ton, 13-SEER air conditioner or better
- Rental high-efficiency vented hot water heater
- Finished bathroom fans, kitchen exhaust, and dryers all vented to the exterior
- Natural gas BBQ connections to rear patio are available

## Electrical

- 100-amp service and electrical panels
- Décor switches and premier interior light fixtures throughout (builder package selections)
- All smoke and carbon monoxide detectors directly wired to electrical panel
- Two telephone outlets and two cable outlets at buyer locations
- Front and rear exterior GFI receptacles
- Heavy duty 220-volt wiring and receptacles for kitchen range and laundry room dryer
- GFI outlets in bathrooms
- All bedroom receptacles are non-arcing for maximum safety

## Landscaping

- Private concrete driveway, walkway, and rear patio on all homes, covered patio on selected units
- Fully sodded front, side, and rear yards with optional sprinkler system
- Many units have front yard trees



Master Ensuite  
with Double Sinks



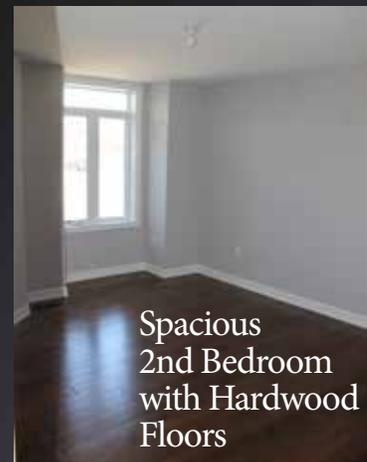
Full Ceramic  
Shower with  
Glass Doors



Granite Countertops



Full Covered  
Cement Porch  
on select units only



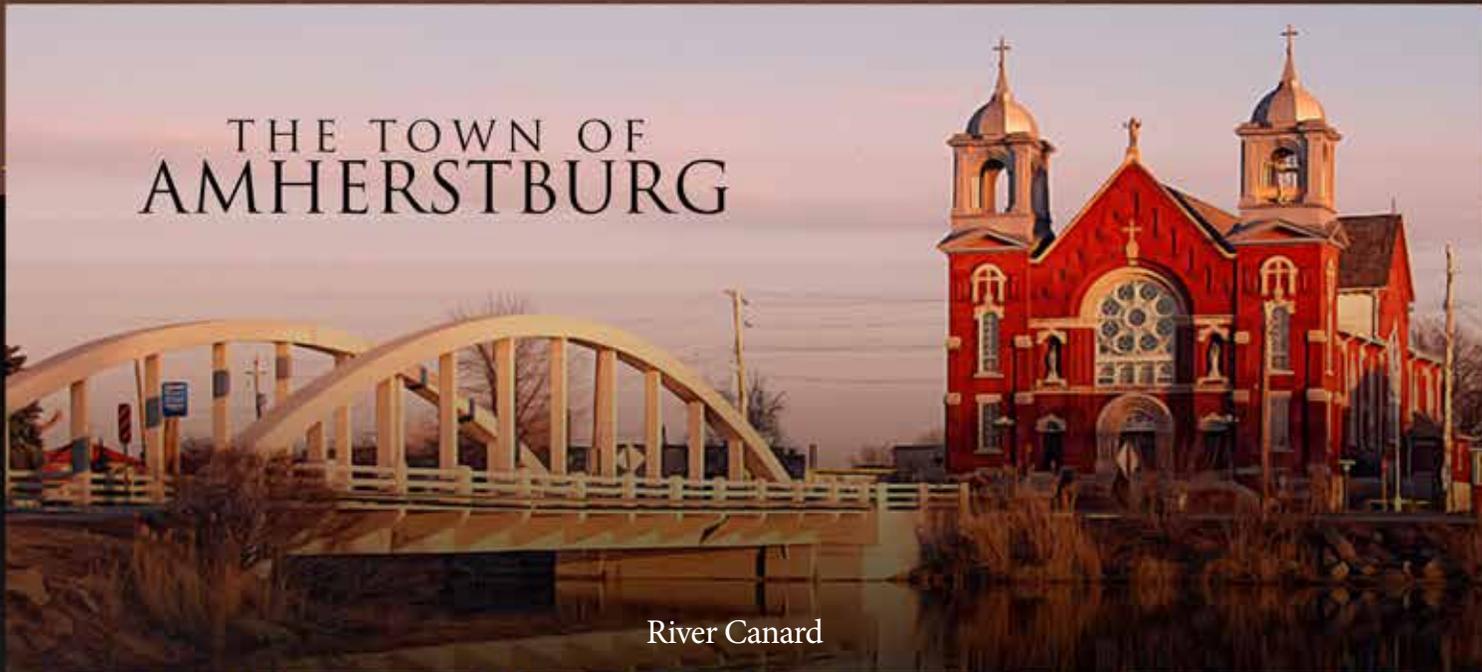
Spacious  
2nd Bedroom  
with Hardwood  
Floors

## Additional Features

- Fully sodded yard
- Finished full 2 car garage
- Finished concrete drive
- Private covered rear porch\*
- Kitchen island
- Granite kitchen countertops
- Architecturally elevated ceilings
- Natural gas fireplace
- Private his & hers master bathroom sinks

\* Covered porch included on all Fescue and only Fairway triplex models.

# THE TOWN OF AMHERSTBURG



River Canard



Navy Yard Park



Fort Malden



Boblo Dock

Welcome home to Amherstburg.

A warm and comfortable waterfront town, Amherstburg lies softly on the shores of Lake Erie at the mouth of the Detroit River. Recognized by Stats Canada as the safest community in the country for three years running, Amherstburg is the gateway to the bounty of Essex County. Offering easy access to more than a dozen local wineries, the Holiday Beach Conservation Area, and Canada's most abundant agricultural region, Amherstburg is still a short, pleasant drive from downtown Windsor and Detroit.

After more than 200 years of inhabitation, Amherstburg radiates with a palpable sense of history. One of the oldest communities in the area, Amherstburg contains three National Historic Sites and an idyllic town centre built from cobblestone streets, public parks, and heritage buildings. Outside of the town's regular schedule of festivals and events, you'll quickly fall in love with Amherstburg's historical museums and gardens, boating, biking, and some of North America's very best birding.

Of course, Amherstburg contains all the day-to-day amenities you'd expect from a vibrant 21st century community, including plenty of shopping, a lively farmers' market, golf, and several cozy pubs and restaurants. With a state-of-the-art new multipurpose recreation centre, Amherstburg boasts ample volunteer and recreation opportunities.

Just south of Windsor, Amherstburg is just right.

For further information please contact:

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