

TOWNHOME

📍 Eltomo, Limoges



**STARTING AT
\$499,900**

ABOUT THE PROPERTY

Here's another new build opportunity by TMJ Construction in the growing community of Limoges! These 3 bedrooms, 3 bathrooms townhomes really have it all.

Choose the interior finishes, including flooring, cabinets, countertops, and two paint colours!

Discover your new home!

**Pictures are of a previously built home for the same model.*

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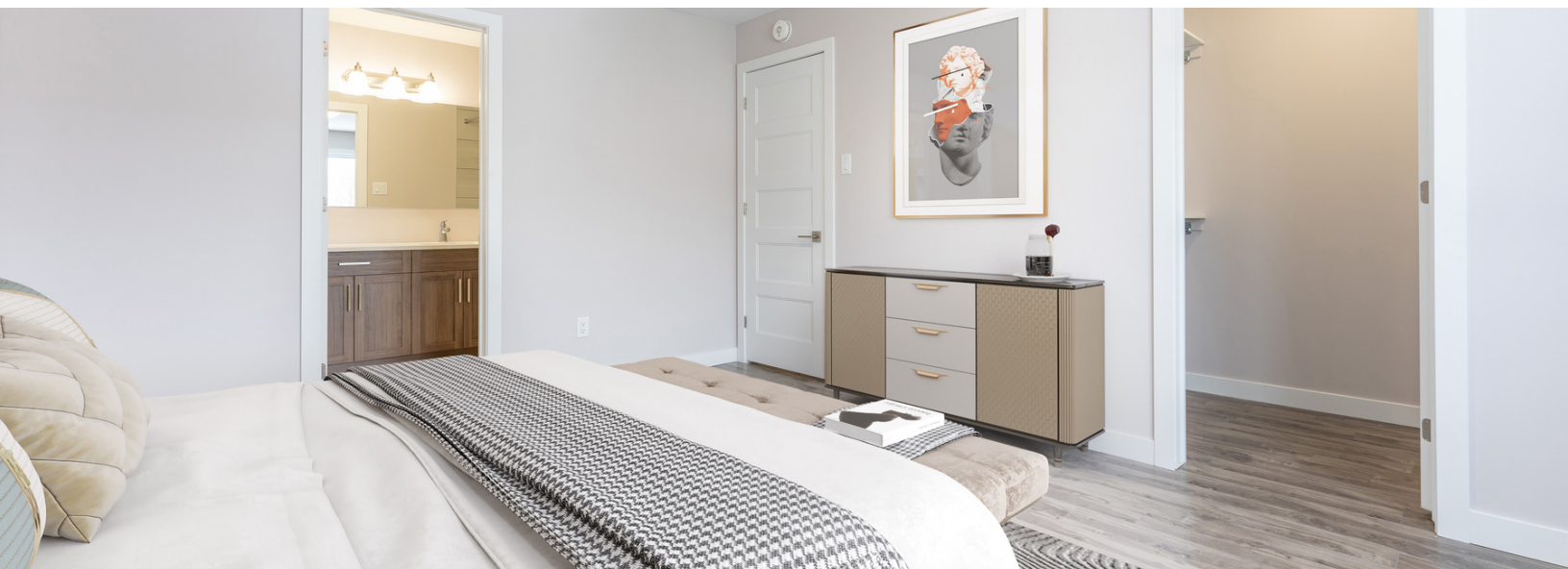




Lots of storage space



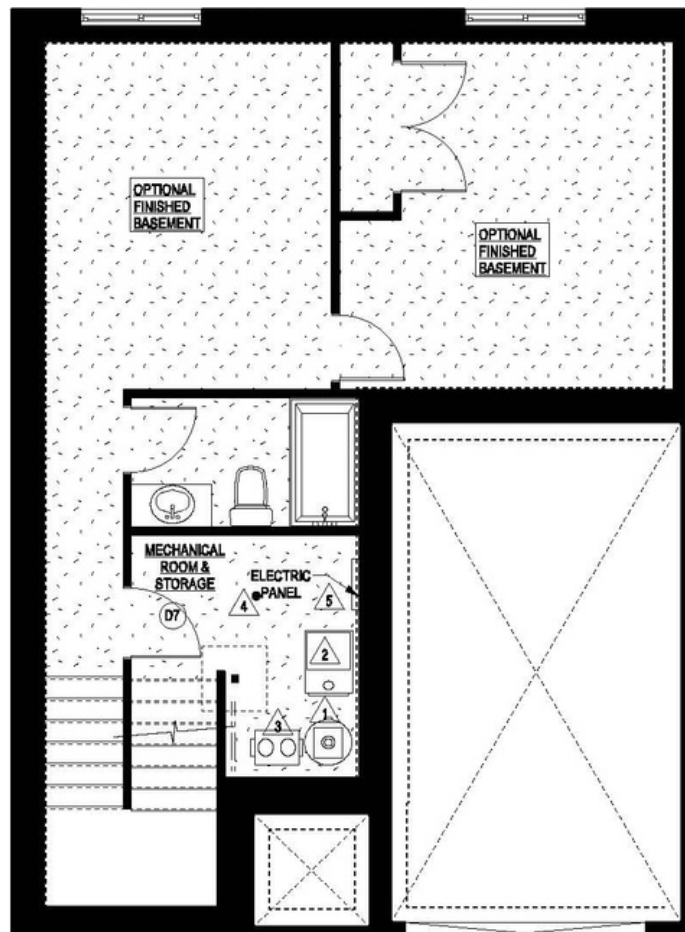
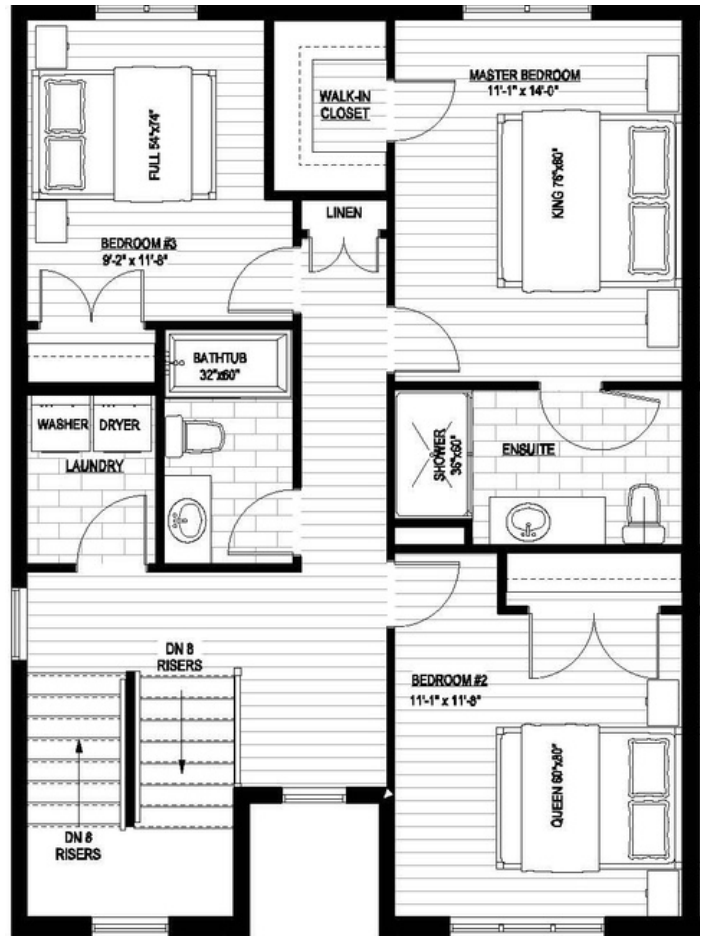
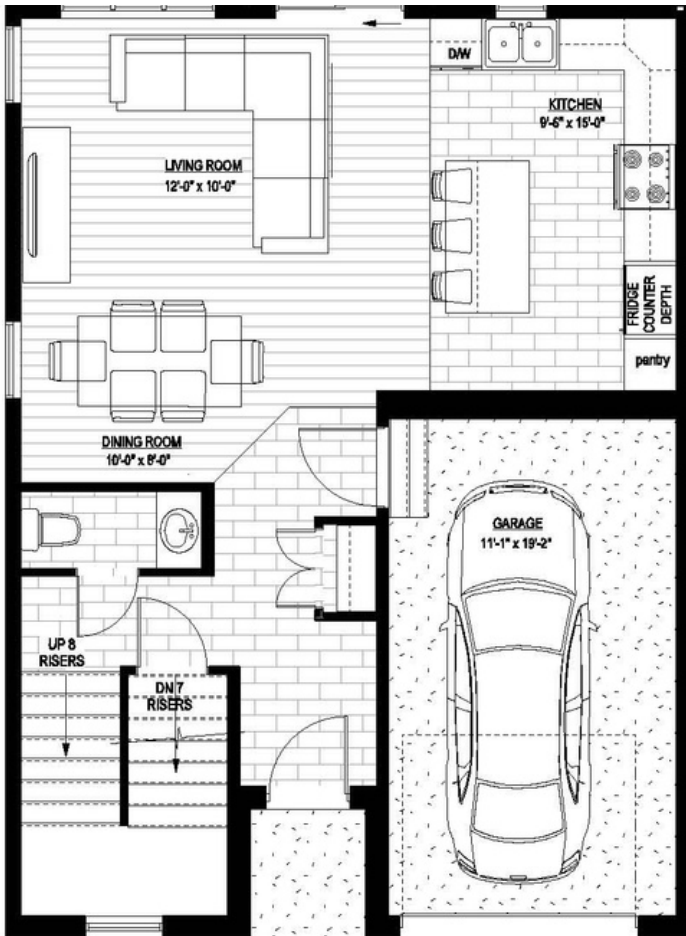
Spacious and bright open-concept floor plan



Ensuite & walk-in closet in primary bedroom



Second level laundry for convenience



INTERIOR FINISHES

- Custom cabinets, vanities and countertops
- Polyester doors with soft close hardware on doors and drawers
- All interior walls and ceilings have 3 coats of joints, sanded and 1 coat of primer
- Professionally painted (2 colours included)
- White finish ceiling, trim and doors
- Modern style 4 1/2" baseboards and 2 1/2" casings
- Interior oak or maple railing and nosing (custom stain)
- Closet standard self and rods



FLOORING

- Ceramic tiles in entrances, kitchen and bathrooms
- Laminate in living room, dining room and bedrooms
- Carpet in stairwells

KITCHEN

- Double stainless-steel sink with finish Gerber faucet
- Fridge water line with valve
- Dishwasher rough-in

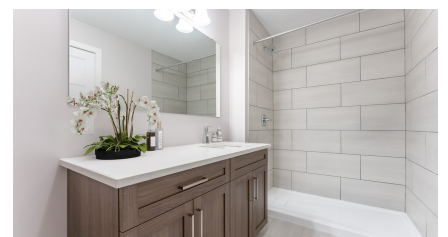


WINDOWS & DOORS

- Modern-style black aluminum windows in front of house
- White PVC windows on sides and rear of house
- Black insulated garage doors
- Steel insulated front and garage doors
- 54" sliding windows in basement
- 6' white PVC patio door
- Modern-style doors
- Brushed nickel lever action door handles and knobs (deadbolt on entrance door)
- French doors on closet (except W.I.C.)

BATHROOMS

- Square white sink with Gerber faucet
- Mirror installed over vanities
- 1-piece fibreglass tub and shower





EXTERIOR FINISHES

- Mix of stone and canexel on front of house
- Custom brush silver house number
- Vinyl siding on sides and rear of house
- Black soffit and fascia
- 1 exterior frost-free hose bib
- Electrical door chime
- Architectural shingles
- Maximum roof vents
- Rear deck is pressure-treated wood 4' x 8'

INSULATION

- R-20 blanket insulation on basement exterior walls
- R-22 exterior walls
- R-60 attic blown insulation
- Low expansion foam around all exterior windows and doors
- Acoustical caulking where required
- 6 mil. vapour barrier
- Tyvek on exterior walls
- Gerber toilet
- Gerber shower trim



FRAMING

- Steel beams and teleposts (as per architect plan)
- Engineered designed floor joist covered with a superior grade aspenite
- Exterior walls are 2" x 6" wood studs @ 16" covered with 7/16" aspenite
- Garage walls are 2" x 6" wood studs @ 16" covered with 1/2" drywall
- All interior walls are 2" x 4" wood studs @ 16" covered with 1/2" drywall (mould resist drywall in bathroom)
- Engineered designed roof trusses covered with 15/32" aspenite
- 8' standard wall height on first floor on all two-storey houses

LANDSCAPE

- Graded as per grading plan
- Sod on all of the property
- Paved driveway (one year after occupancy)



FOUNDATION & CONCRETE

- Poured footings and foundation walls reinforced with rebar (as per architect plan)
- Drainage installed around footing and connected to city storm or sump pump
- Platon system membrane Installed on foundation
- 4" poured concrete garage floor (broom finish)
- 3" poured concrete basement floor
- Poured concrete front porch (broom finish)
- Sand finish on exterior foundation walls
- 7' 10" basement wall height



MECHANICAL & ELECTRICAL

- 100 Amp. electrical service
- White decora electrical receptacle and switch (as per ESA code)
- Standard electrical fixtures included
- All light bulbs and pot lights are LED
- White cap on box over dining room table
- Garage door receptacle
- Smoke and carbon monoxide detectors (as per building code)
- Natural gas H.W.T. (rented)
- High efficiency natural gas air furnace (96%, DC motor)
- Heat recovery ventilator (HRV)
- Dryer, stove and bathroom fans vented outside
- Pex water plumbing



WARRANTY

- 7 years Tarion Warranty
- House deposit covered up to \$60,000



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ANY FURTHER QUESTIONS?
CONTACT US

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