

MATIAS
CUSTOM CRAFTED HOMES

Willowbrook
ESTATES



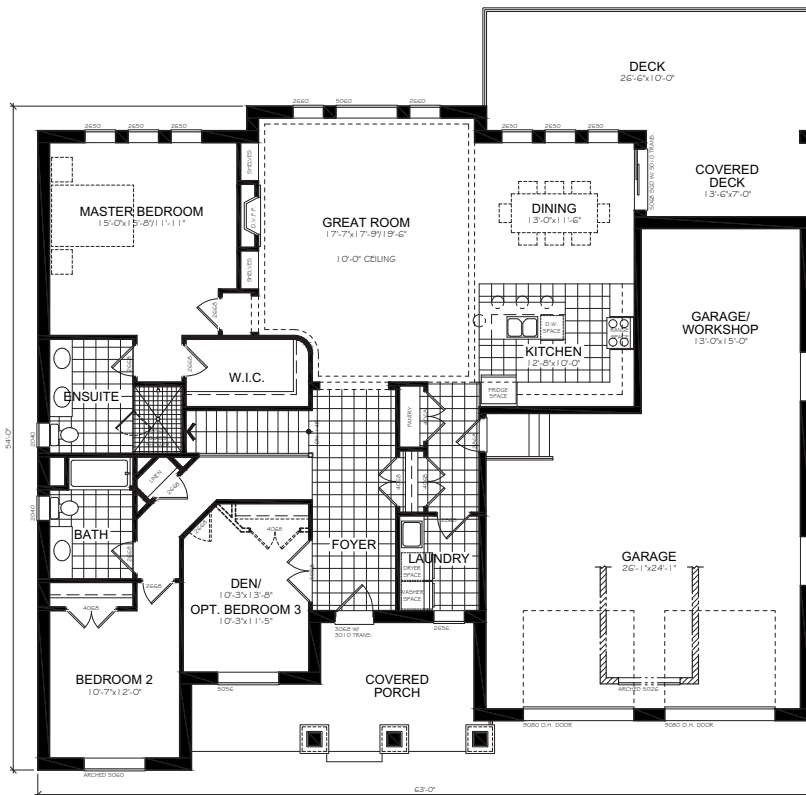
THE SUMMERSIDE

THE MATIAS STANDARD

Superior Products & Specifications

THE SUMMERSIDE

1995 sq.ft.



The Summerside features:

- Stylish exterior
- Open concept main floor
- Three spacious bedrooms
- Optional bedrooms/den
- Generous use of windows throughout
- Large kitchen with island
- Spacious great room with optional 10ft. ceiling
- Main floor laundry
- Front and rear porches
- Oversize deck at rear
- Partially finished basement
- Upgraded ensuite with custom shower
- Oversized garage

All Matias Homes include the following:

- True 8ft high, steel reinforced *Logix* Insulated Concrete Form (I.C.F.) foundation
- Squeak Free *Open Joist 2000* engineered sub-floor
- Plywood subfloor sheathing 5/8" thick, glued & screwed
- All clay brick exterior with decorative detailing*
- *North Star* PVC windows with integral brick trim & fold-away levers
- Architectural 50 year *GAF Timberline* roof shingle*
- Upgraded *Martin* metal clad front entry door with transom & sidelites*
- *North Star* PVC white sliding doors with screen & multi-point lock
- Custom cabinetry locally manufactured by *Progressive Kitchens**
- Open concept kitchen with island
- 9ft ceilings on main floor
- High profile trim package*
- Upgraded Fireplace & Mantle Package*
- Prime grade 3/4" X 3 1/2" *Gaylord Hardwood Flooring**
- Solid oak stairs & railings*
- Rounded "Bullnose" drywall corners
- Decora light switches and plugs*
- Tiled flooring by MC Decor*
- Custom tiled ensuite shower with glass enclosure*
- Basement designed with future finishing and development in mind
- Three piece bathroom rough-in facilitates future development
- Forced air propane furnace, 96% efficiency with two-stage burner
- H.R.V. system with individual timer switches in designated spaces
- High efficiency air conditioning unit sized to suit home
- High efficiency, owned 50gal. direct vent propane hot water heater

*Denotes - Customer choice of finish and/or colour from builders selection.

TONY MATIAS HOLDINGS LTD.

3885 MIDDLE WOODLAND DR
INVERARY, ON K0H 1X0
MATIASHOMES.COM

OFFICE: 613.353.1451
FAX: 613.353.1476
EMAIL: INFO@MATIASHOMES.COM



The ENERGY STAR® mark is administered and promoted in Canada by Natural Resources Canada and used with permission