

MATIAS
CUSTOM CRAFTED HOMES

Willowbrook
ESTATES



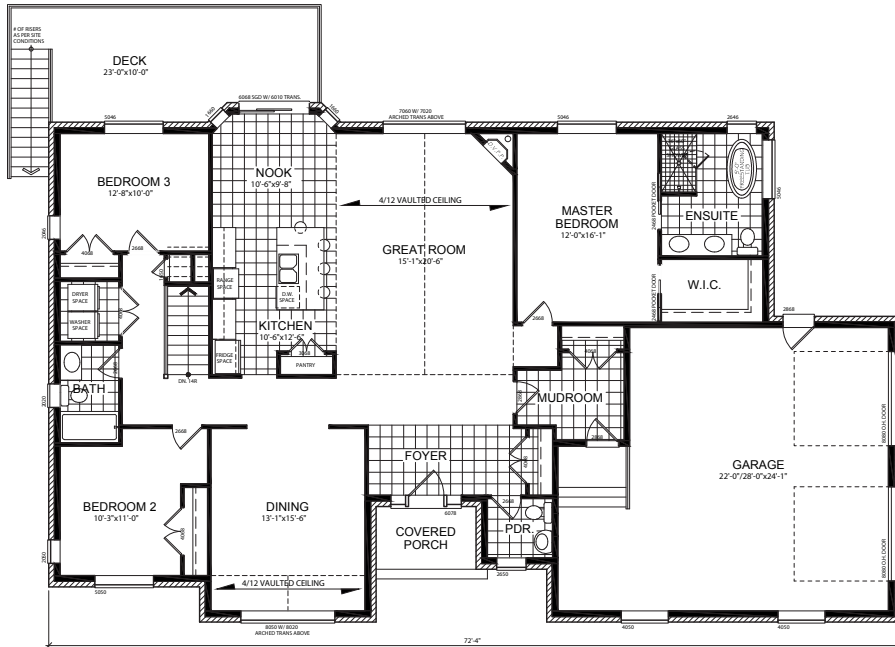
THE WILLOWBROOK II

THE MATIAS STANDARD

Superior Products & Specifications

THE WILLOWBROOK II

2085 sq.ft.



The Willowbrook II features:

- Stylish exterior
- Open Concept Main Floor
- Three spacious bedrooms
- Generous use of windows throughout
- Large kitchen with island
- Powder Room
- Spacious great room with optional vaulted ceiling
- Upgrade ensuite with custom shower
- Separate formal dining room
- Large deck at rear

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, 50gal. direct vent propane hot water heater
 - Energy saving oversized water storage tank
- *Denotes - Customer choice of finish and/or colour from builders selection.

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