

FAIRWAY MEADOWS



C A M B R I D G E

50' SINGLE FAMILY
HOME DESIGNS



YOUR LIFE, YOUR WAY



Escape the big city and embrace open spaces, fresh air, and country charm. Fairway Meadows brings you closer to the things that matter most, where convenience, connections, and comfort are as close as nature, culture, and exceptional experiences. Just 7 minutes from Downtown Cambridge, 5 minutes from Cambridge Centre, and 2 minutes from your everyday needs, it's the perfect address for your vibrant modern lifestyle.

A striking collection of homes in the heart of Cambridge, Fairway Meadows is at the heart of an established neighbourhood rooted deeply in the history of the city, cultivating a community as timeless as the region's rolling hills and winding rivers. Your home. Your style. Your life, your way.

THE HAWKINGS

4 BED - 4 BATH



ELEVATION A

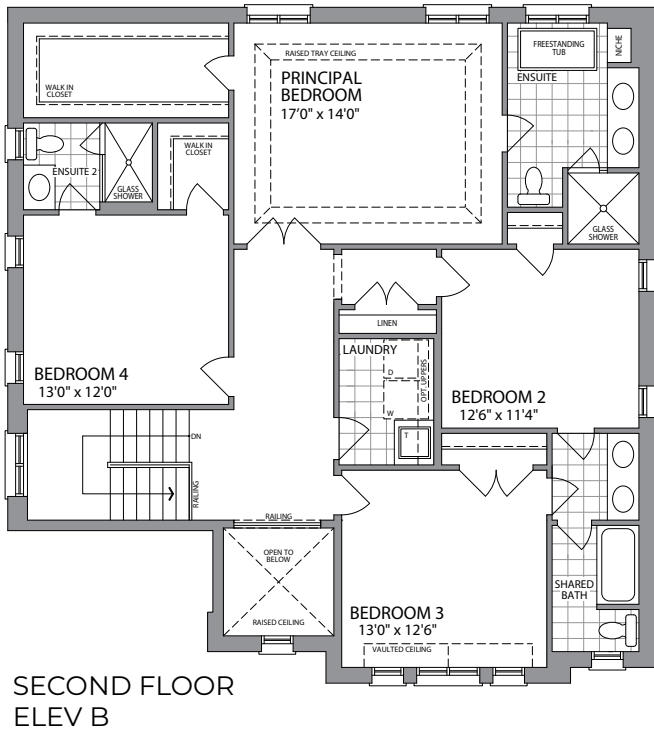
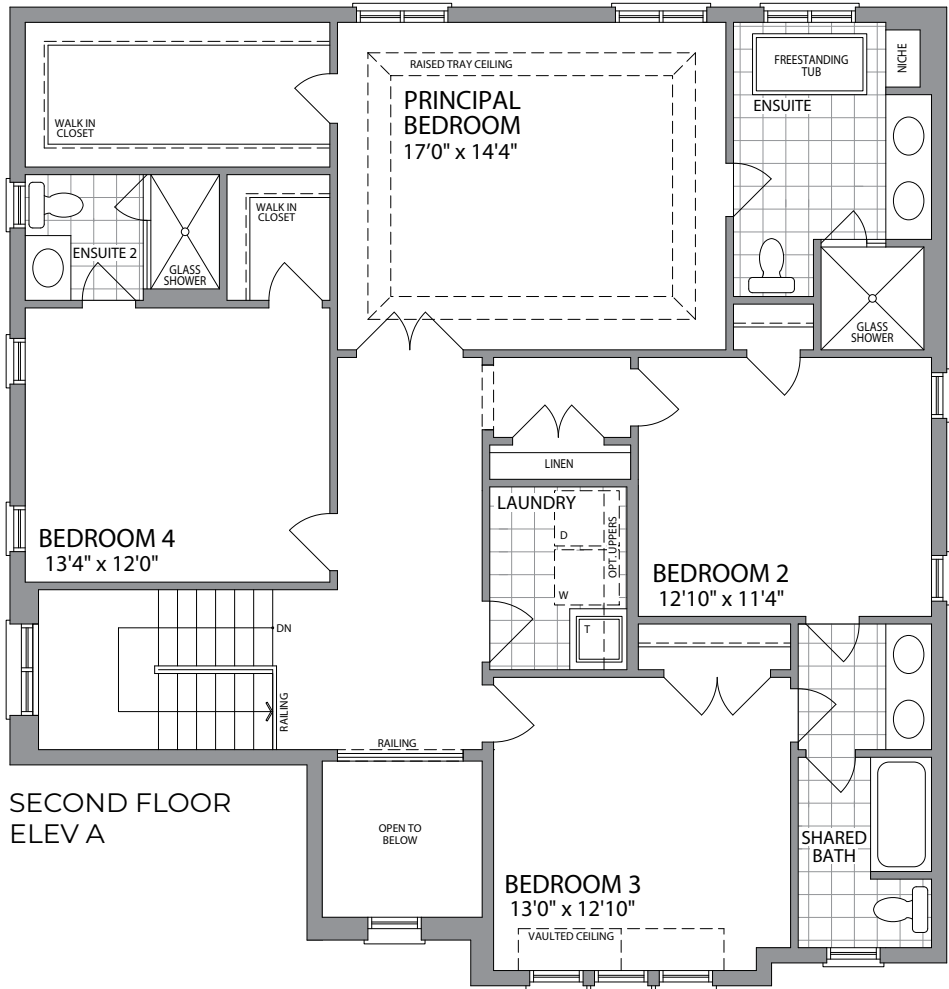
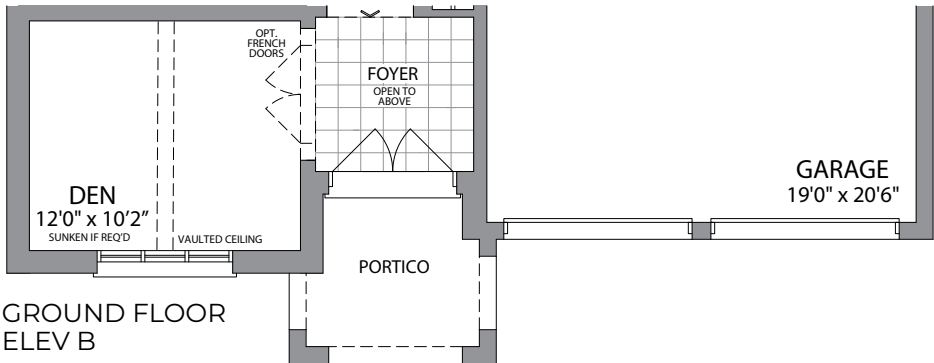
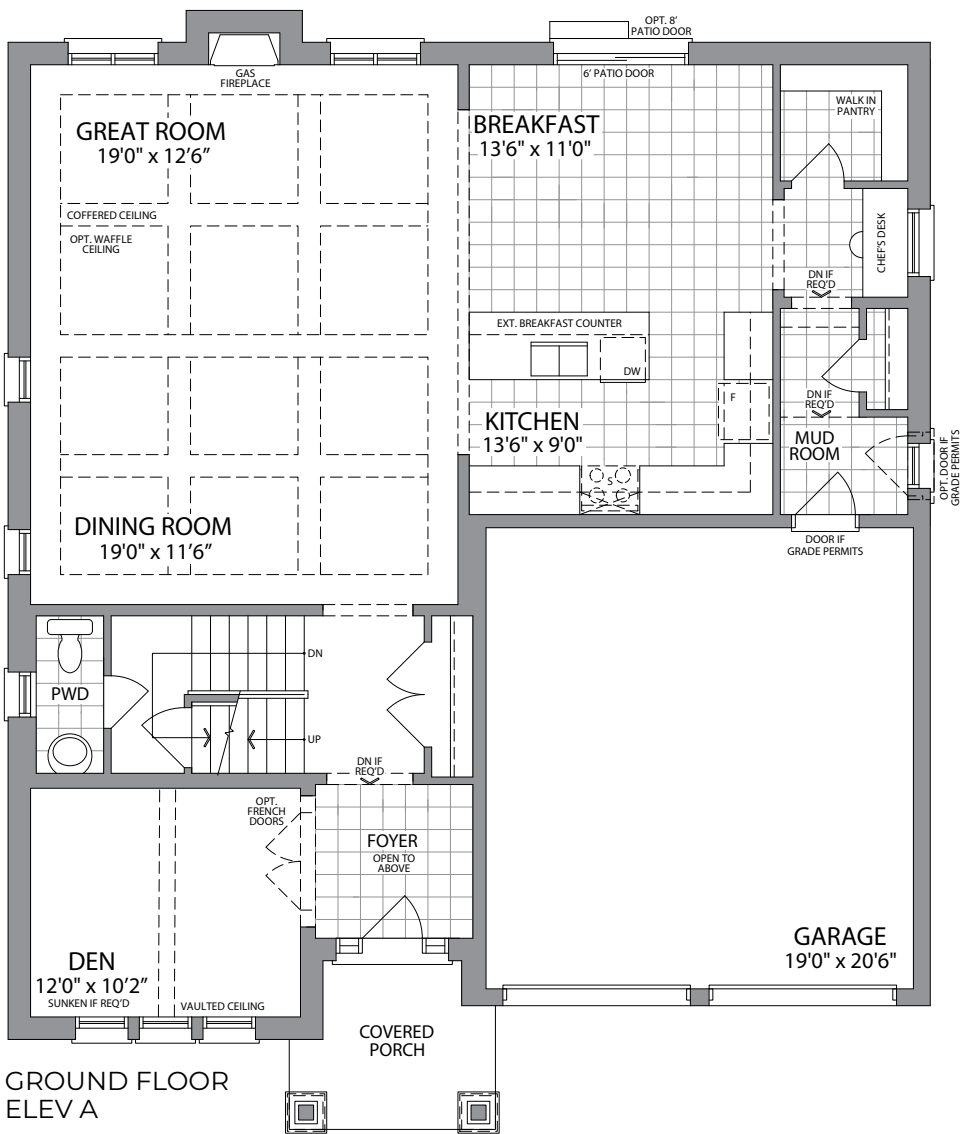
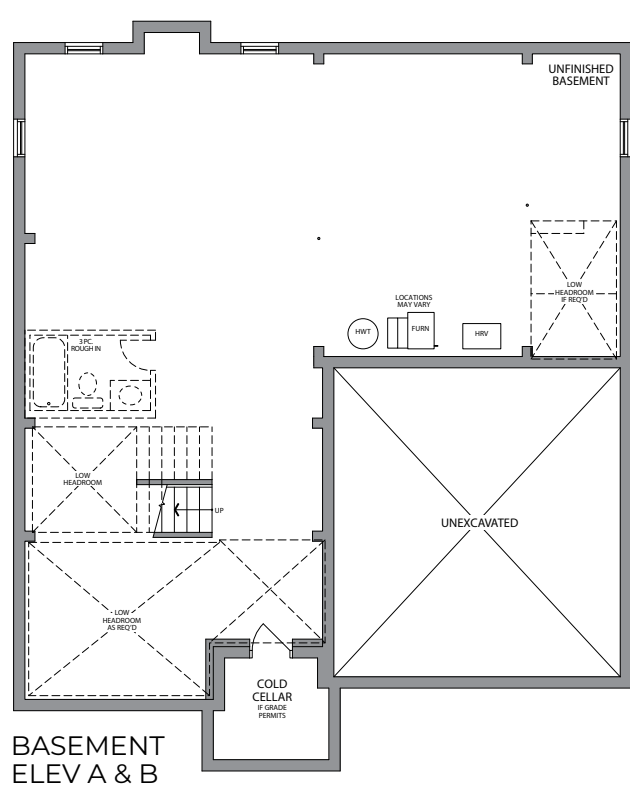
2,911 SQ.FT.



ELEVATION B

2,914 SQ.FT.

THE HAWKINGS | ELEV. A: 2,911 SQ.FT. ELEV. B: 2,914 SQ.FT.
4 BED - 4 BATH



THE JADE

4 BED - 4 BATH



ELEVATION A

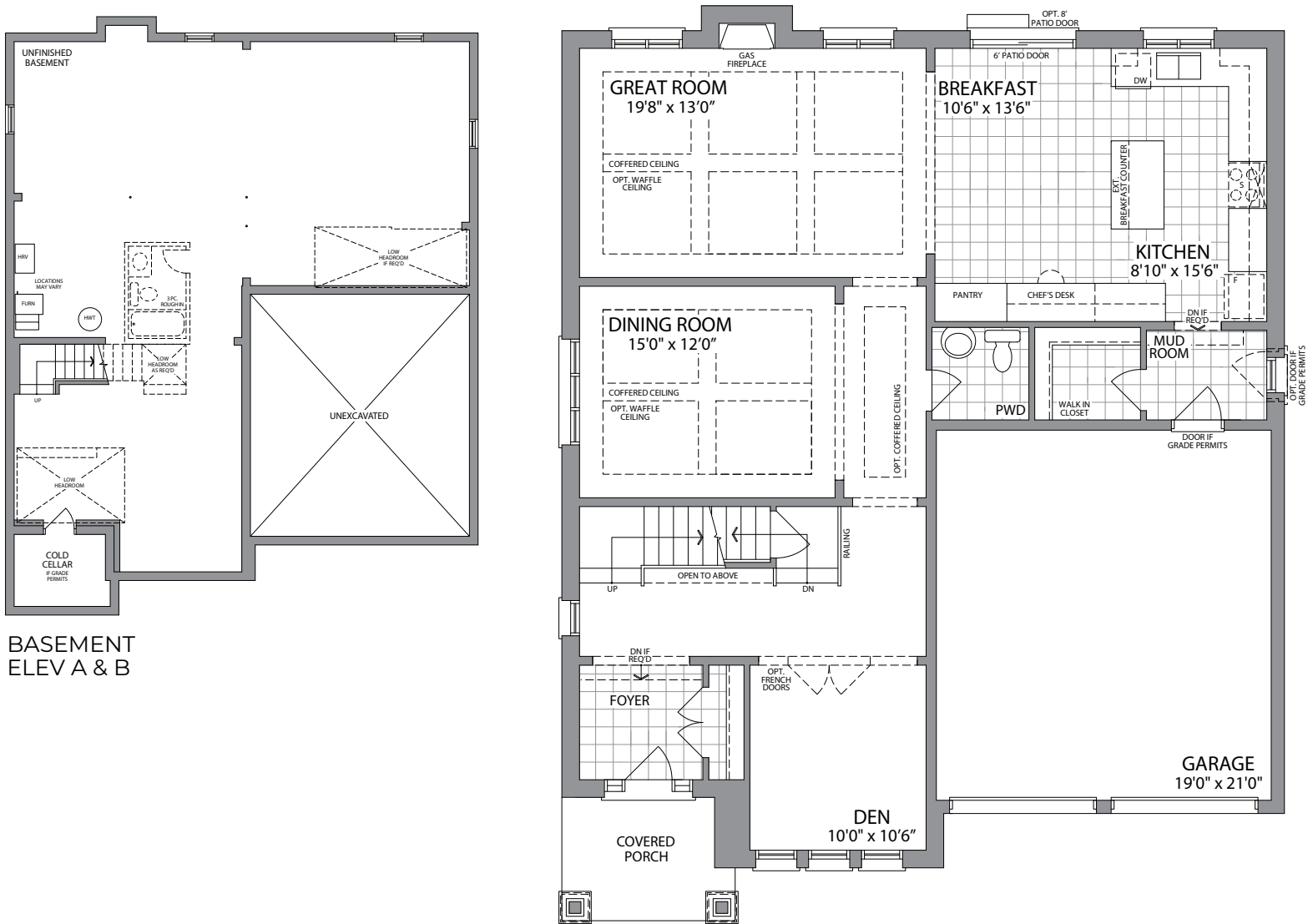
3,188 SQ.FT.



ELEVATION B

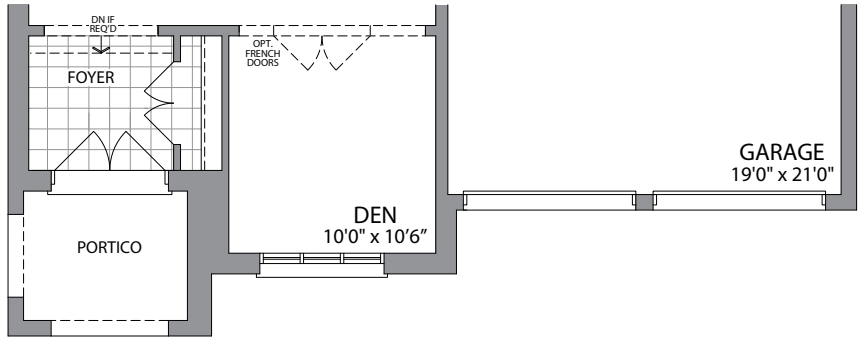
3,183 SQ.FT.

THE JADE | ELEV. A: 3,188 SQ.FT. ELEV. B: 3,183 SQ.FT.
4 BED - 4 BATH

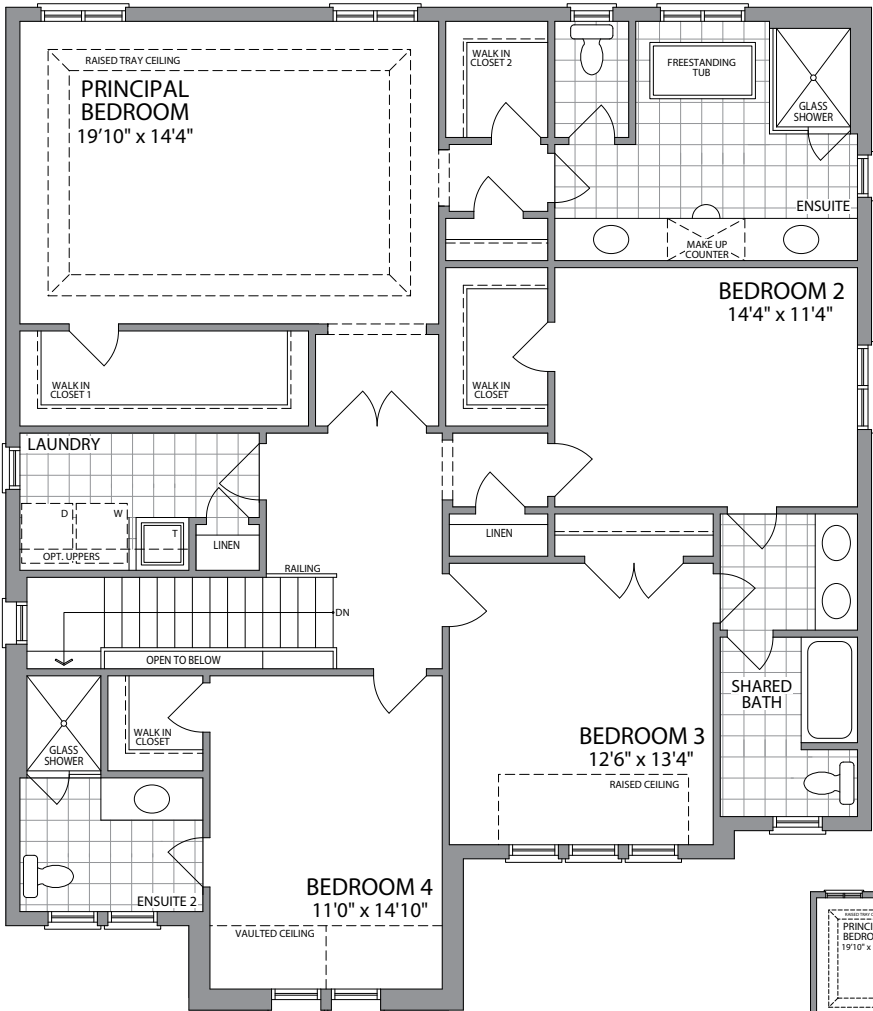


BASEMENT
ELEV A & B

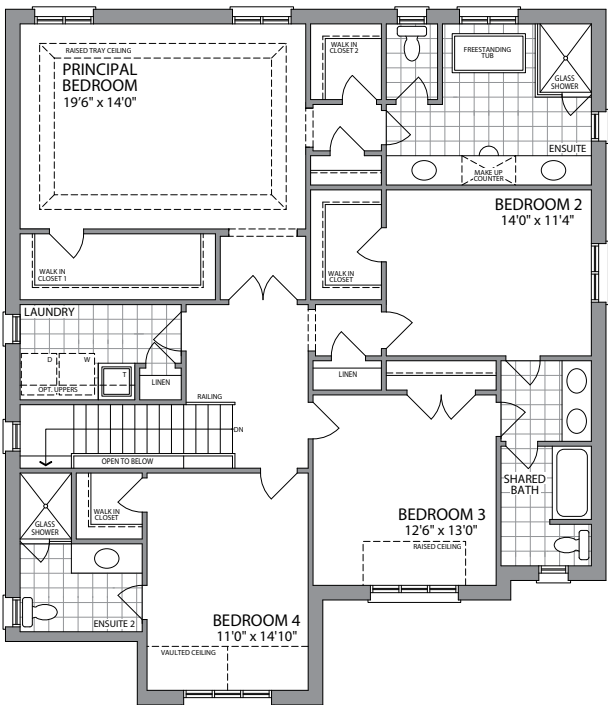
GROUND FLOOR
ELEV A



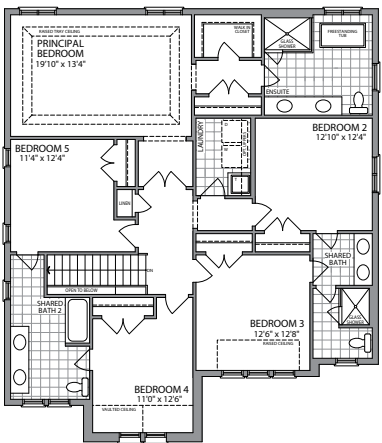
GROUND FLOOR
ELEV B



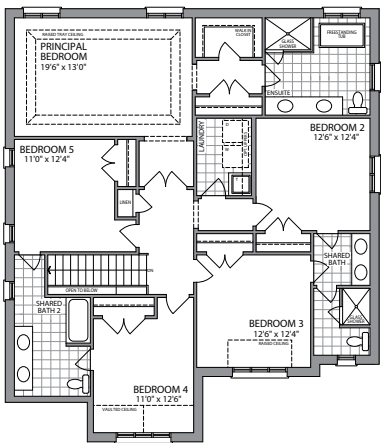
SECOND FLOOR
ELEV A



SECOND FLOOR
ELEV B



OPTIONAL SECOND FLOOR
W/5 BEDROOMS
ELEV A



OPTIONAL SECOND FLOOR
W/5 BEDROOMS
ELEV B

Actual usable floor space may vary from the stated floor area. Dimensions, plans, specifications and architectural detailing are subject to change without notice. All renderings and landscaping are artist's concept. E. & O. E. 50-02.

THE ROBSON

4 BED - 4 BATH



ELEVATION A

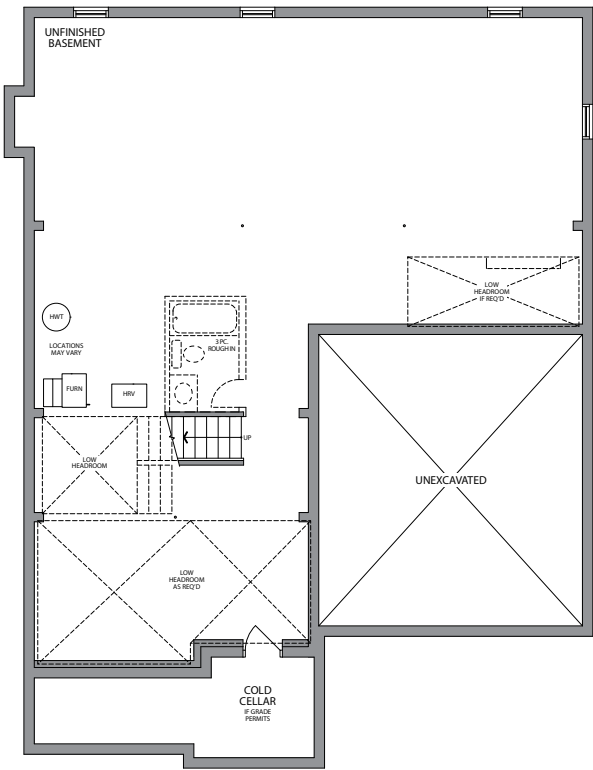
3,357 SQ.FT.



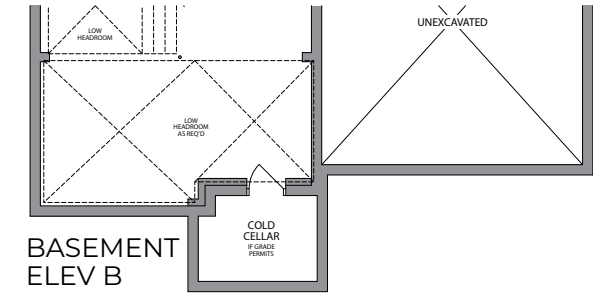
ELEVATION B

3,372 SQ.FT.

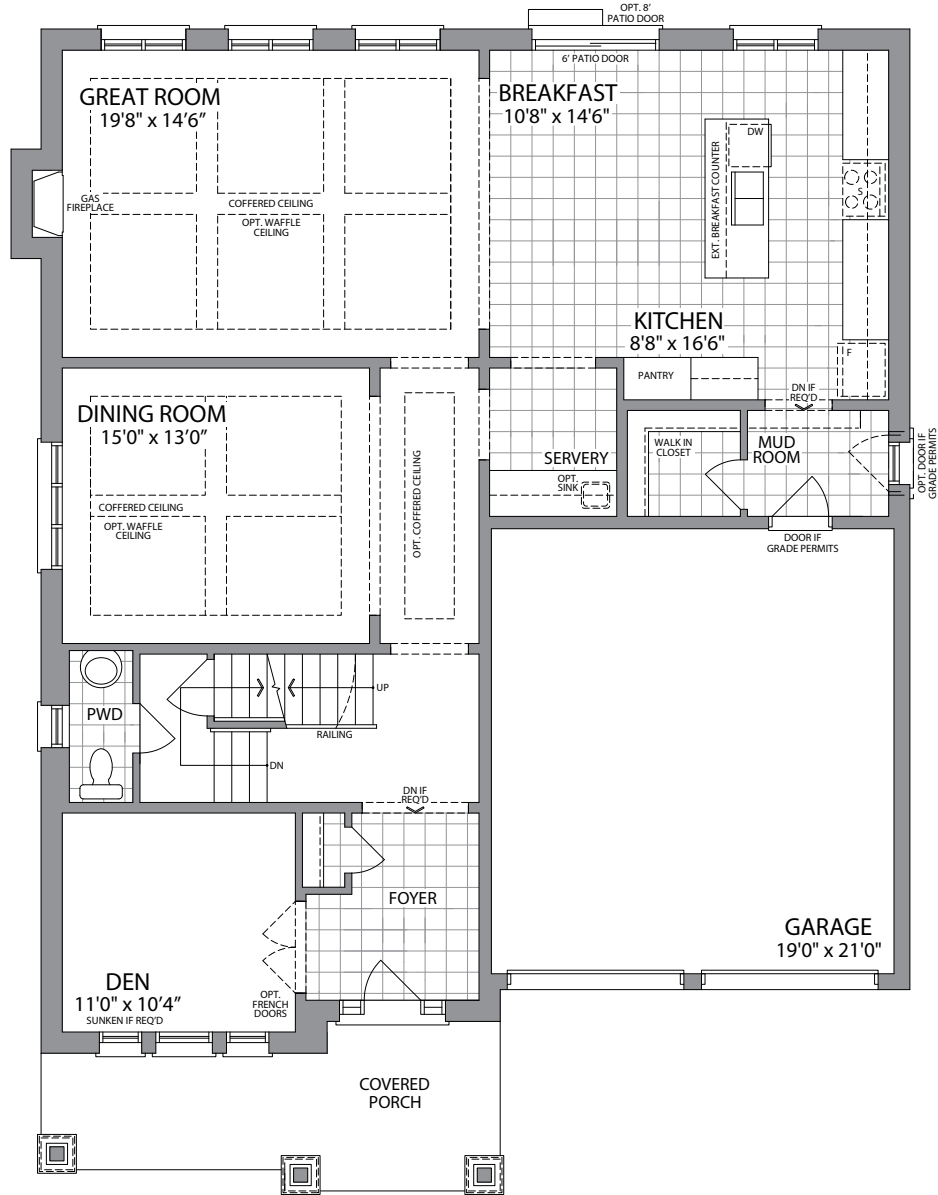
THE ROBSON | ELEV. A: 3,357 SQ.FT. ELEV. B: 3,372 SQ.FT.
4 BED - 4 BATH



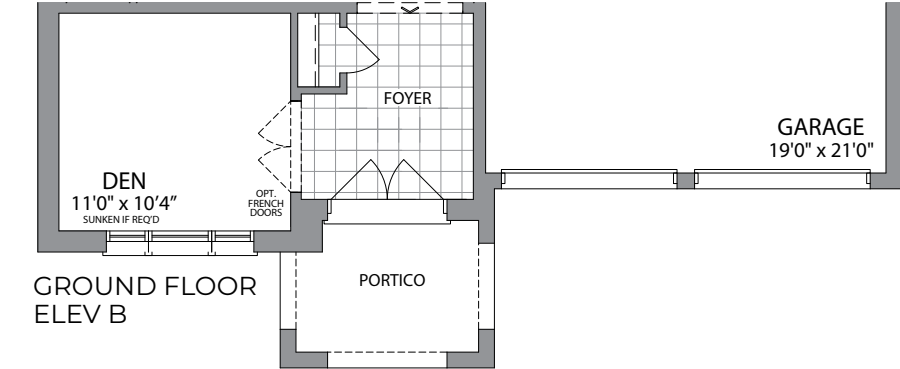
BASEMENT
ELEV A



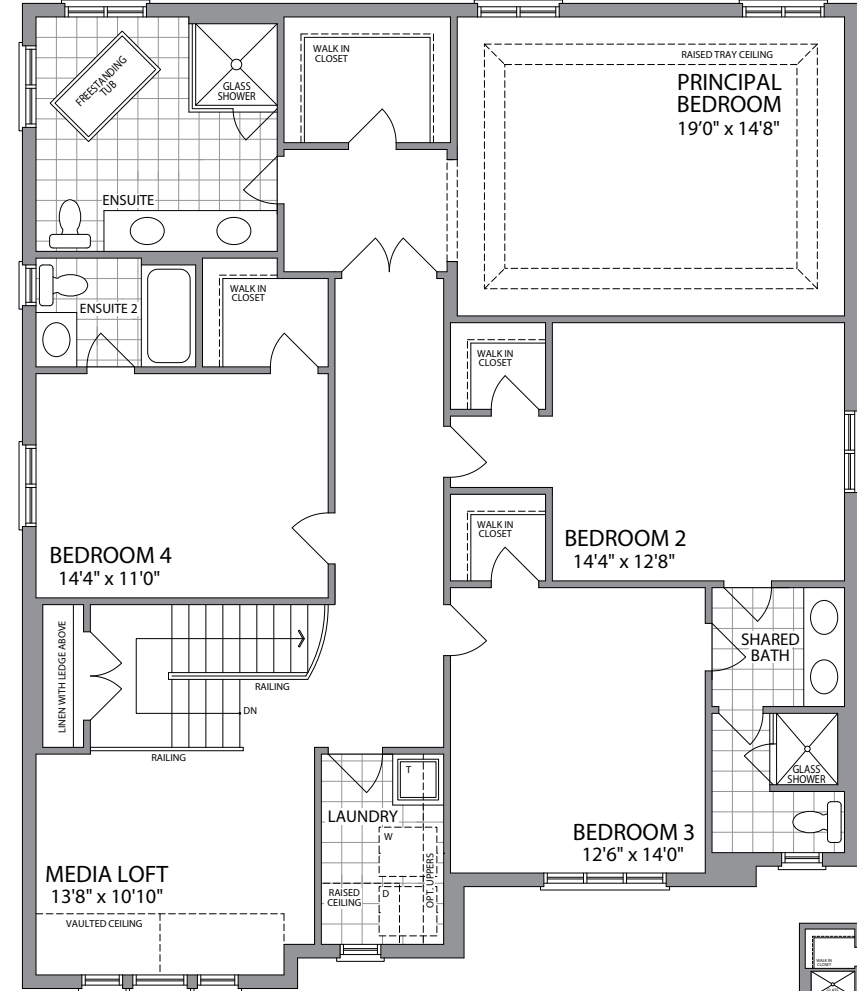
BASEMENT
ELEV B



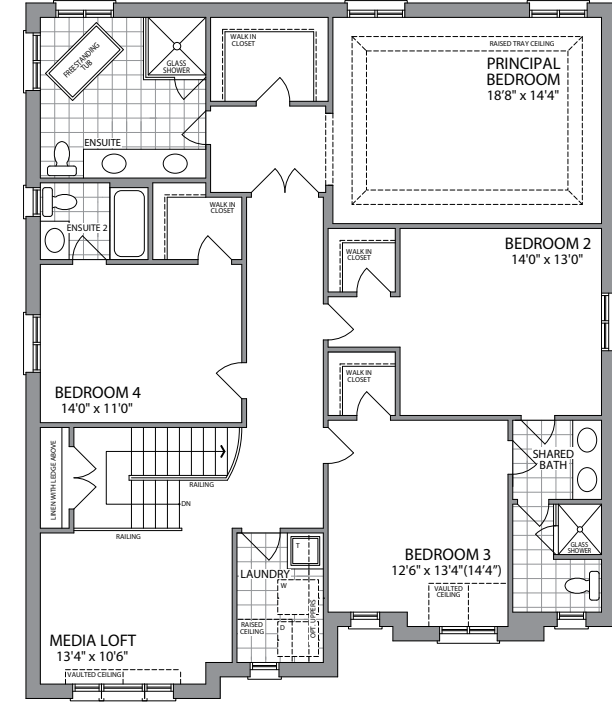
GROUND FLOOR
ELEV A



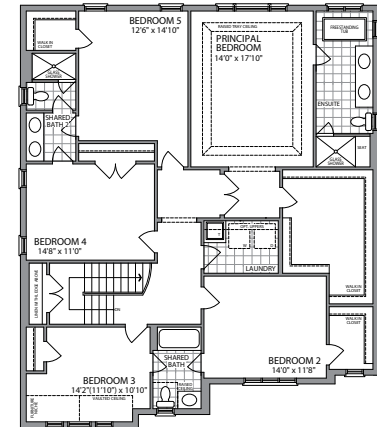
GROUND FLOOR
ELEV B



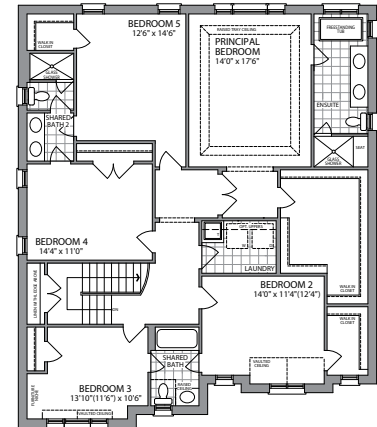
SECOND FLOOR
ELEV A



SECOND FLOOR
ELEV B



OPTIONAL SECOND FLOOR
W/5 BEDROOMS
ELEV A



OPTIONAL SECOND FLOOR
W/5 BEDROOMS
ELEV B

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THE TUSCANY

4 BED - 4 BATH



ELEVATION A

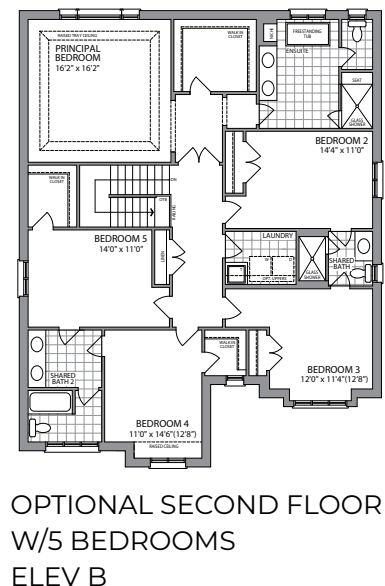
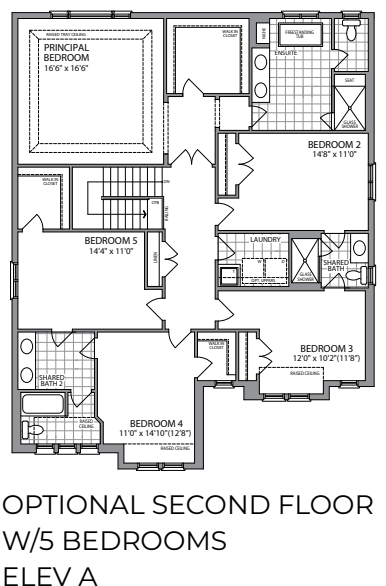
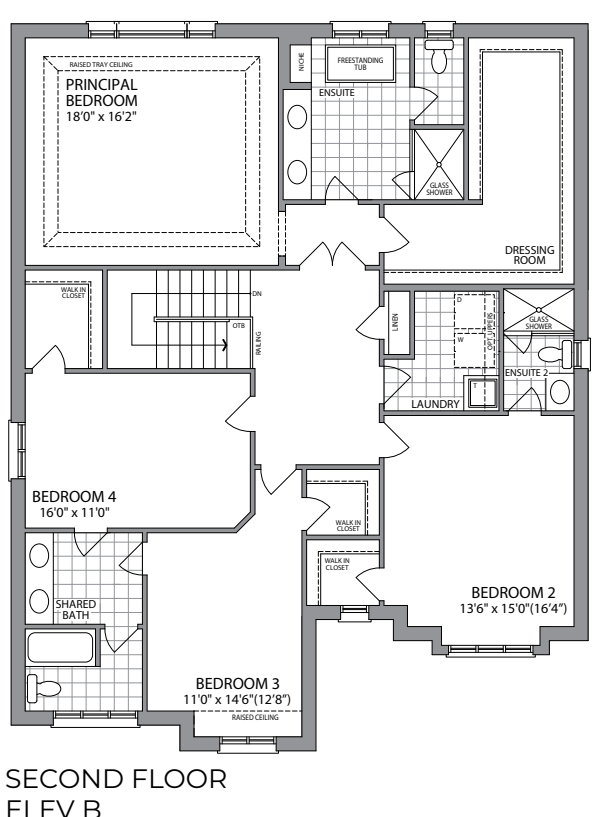
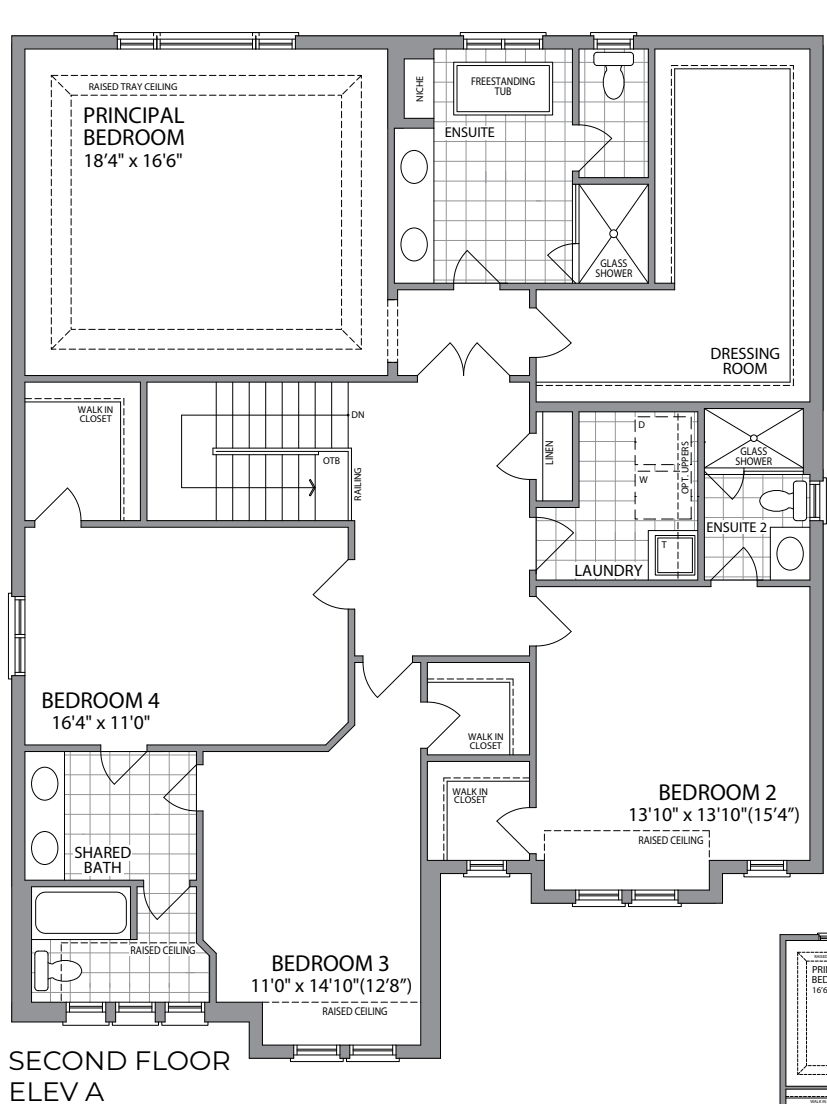
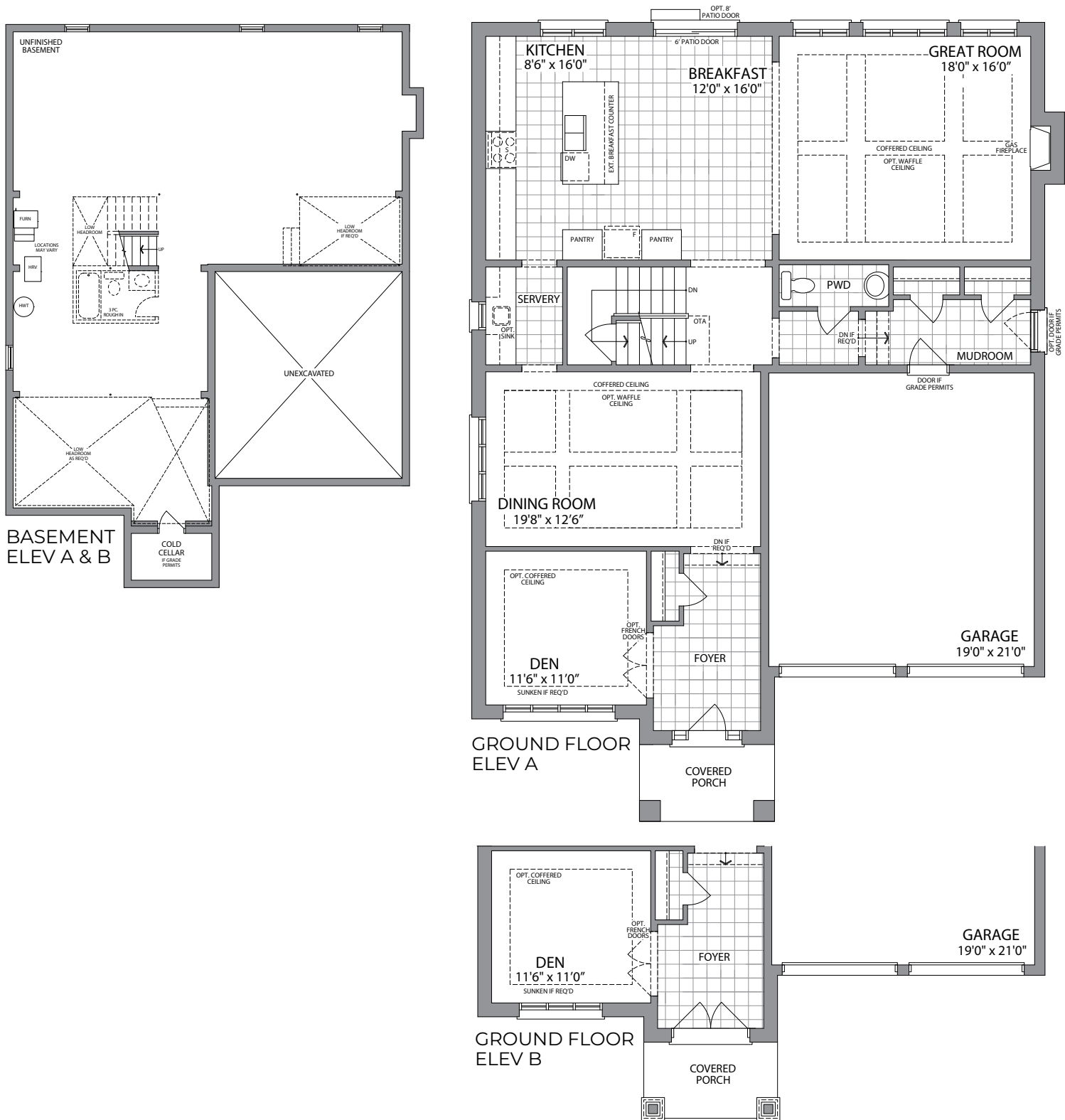
3,505 SQ.FT.



ELEVATION B

3,520 SQ.FT.

THE TUSCANY | ELEV. A: 3,505 SQ.FT. ELEV. B: 3,520 SQ.FT.
4 BED - 4 BATH



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THE WHITTAKER

5 BED - 4 BATH



ELEVATION A

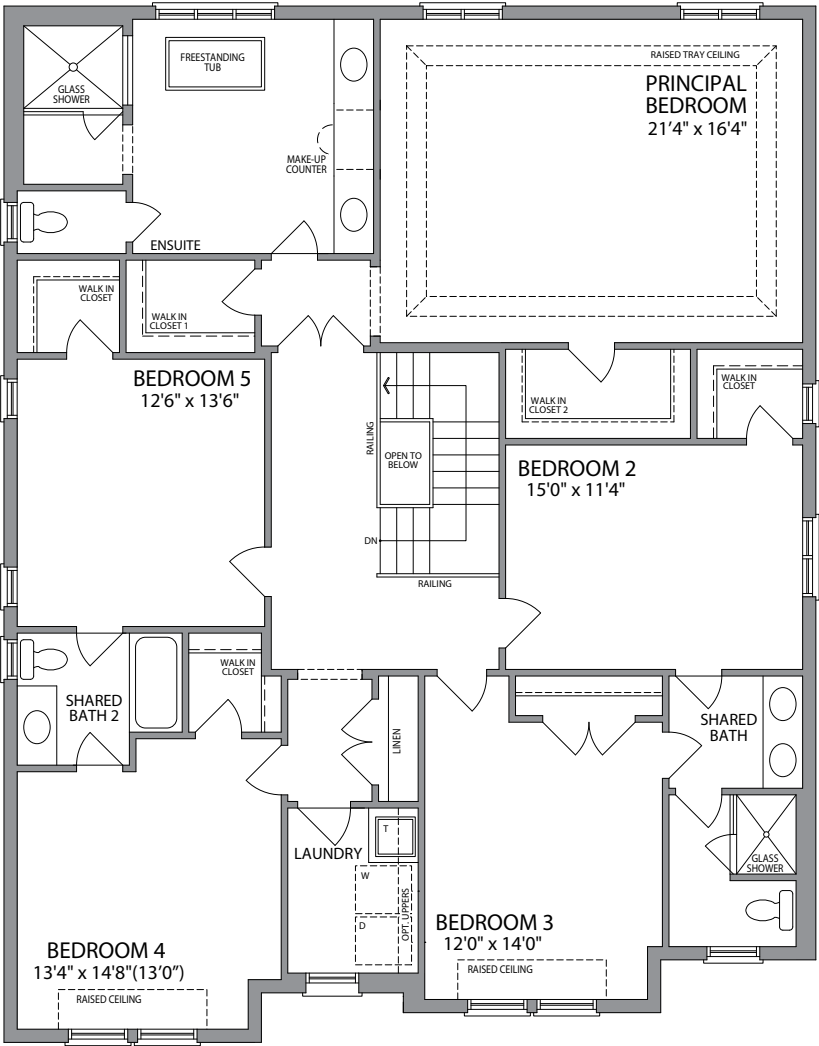
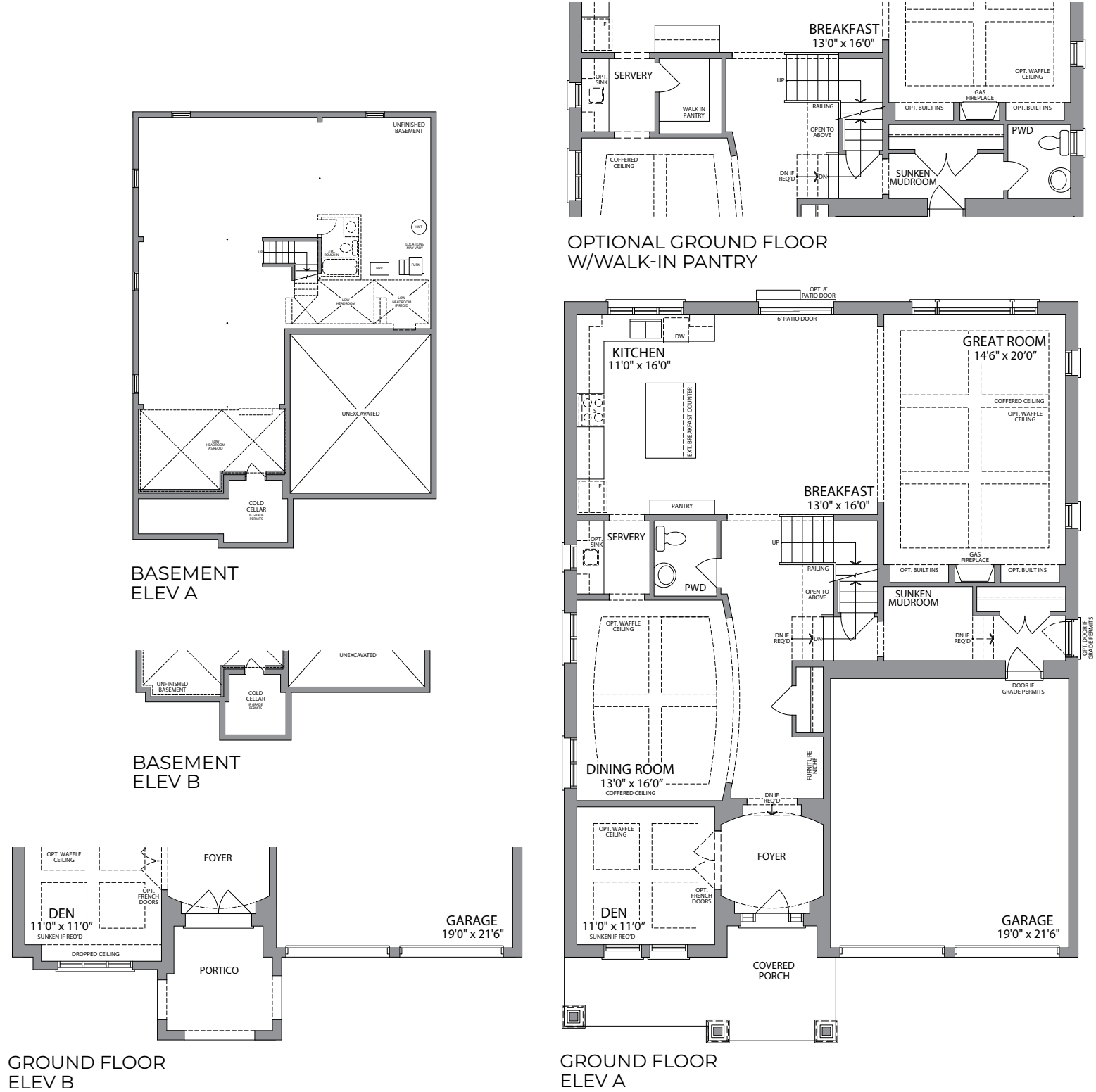
3,752 SQ.FT.



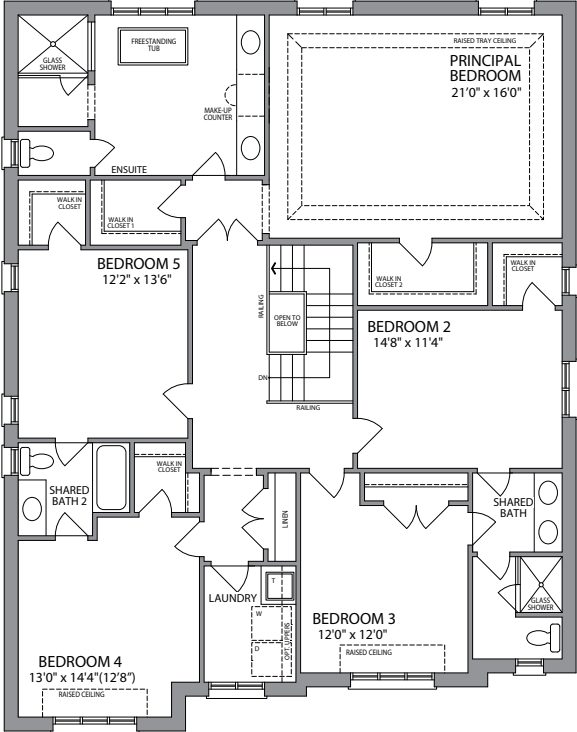
ELEVATION B

3,747 SQ.FT.

THE WHITTAKER | ELEV. A: 3,752 SQ.FT. ELEV. B: 3,747 SQ.FT.
5 BED - 4 BATH



SECOND FLOOR
ELEV A



SECOND FLOOR
ELEV B

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FEATURES & FINISHES

IT'S ALL IN THE DETAILS

GENERAL/EXTERIOR FEATURES

- Architecturally inspired exterior elevations which may include genuine clay brick, stonework, precast sills as well as horizontal or vertical vinyl siding, vinyl shaker style siding and accents, decorative painted panels and trim as per elevations.
- Main level side and rear walls are brick and stonework with upper level horizontal or vertical vinyl siding on Elevation A and all brick and stonework to upper level of Elevation B, as per elevation.
- Low maintenance aluminum soffits, fascia and downspouts as per elevation.
- Self-sealing limited lifetime roof shingles (manufacturer's limited warranty) and metal standing seamed roofing as per elevation.
- 2" x 6" exterior wall construction with tongue and groove sub-floor sheathing. All insulation in exterior walls, roof, and basement in accordance with the Ontario Building Code. Expanding foam insulation on garage ceiling under living space.
- Colour coordinated low-e argon filled vinyl casement windows on all elevations excluding white basement windows, which will receive thermal pane sliders (where applicable).
- All operable windows to receive screens.
- 40' and 50' models to receive 8' front door as per plan.
- Premium quality, sectional roll-up garage doors with window lights (as per applicable plan).
- Poured concrete basement walls with damp proofing, weeping tiles and exterior drainage membrane.
- Two exterior hose bibs; one at rear of home and one in garage. Location to be determined by Vendor.
- Sunken entrances may be required due to grading.
- All driveways to consist of base and topcoat layers of asphalt applied in two separate stages.
- All lots to be graded and sodded as per approved grading plans, side yards between homes may receive gravel in lieu of sod (at the discretion of the Vendor) all lots will be graded to meet requirements set out by local municipality.
- Decorative address plaque.
- Garage walls and ceilings are drywalled and taped (concrete and block areas are excluded, drywall not sanded or painted).
- Aluminum porch railing installed where grade requires.
- Convenient cold cellars complete with steel insulated door, floor drain as per plan where grade permits.
- 3-piece washroom rough-in, in basement. Location, determined by Vendor.
- Garage man door where grade permits.

WALK-OUT BASEMENTS

- Where basement walk-out conditions exist, the following features will be included in any premiums that are applicable to the lot:
 - Sliding basement patio door, and casement windows at rear of house as per applicable plan.
 - Additional exterior coach lamp and receptacle at basement patio door.
 - Additional masonry extending to concrete foundation at sides and rear (where/as required).

- Deck installed off main floor rear patio (steps to grade from deck are not provided).
- All Decks to be built using pressure treated lumber including railing and pickets. Deck size shall be as follows:
 - A) Approximately 8 ft x 6 ft for a 6 ft wide exterior patio door.
 - B) Approximately 10 ft x 6 ft for an 8 ft wide exterior patio door.

LOOK OUT BASEMENT

- Where basement look-out conditions exist, the following features will be included in any premiums that are applicable to the lot:
 - Additional casement windows at rear of house (where applicable as per plan) sizes to be determined by Vendor.
 - Additional masonry extended to concrete foundation at sides and rear (where/as required).
 - Deck installed off main floor rear patio with stairs to grade.
- All Decks to be built using pressure treated lumber including railing, stairs, and pickets. Deck size shall be as follows:
 - A) Approximately 8 ft x 5 ft for a 6 ft wide exterior patio door.
 - B) Approximately 10 ft x 5 ft for an 8 ft wide exterior patio door.

DECK CONDITION

- Where a rear deck condition exists, at rear patio door due to grading, the Homeowner will receive a deck with stairs to grade.
- All Decks to be built using pressure treated lumber including railing, stairs, and pickets. Deck size shall be as follows:
 - A) Approximately 8 ft x 5 ft for a 6 ft wide exterior patio door.
 - B) Approximately 10 ft x 5 ft for an 8 ft wide exterior patio door.

INTERIOR FEATURES

- 9-foot-high ceilings on main level and 8-foot-high ceilings on upper level, excluding sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings as per plan.
- Smooth ceilings in kitchen, bathrooms, and laundry room. All other ceiling areas to receive California knockdown finish. 40' and 50' models to have smooth ceilings throughout main floor.
- Contemporary 2-1/2" casing and 4" baseboard (approximate).
- Oak stairs with oak rail, picket, and nosing on main stair in natural finish.
- Main stair landings (where applicable) to receive site-finished natural oak flooring.
- All interior walls are painted in a choice of 1 colour throughout from Vendor's included colour selections. All paints used are latex. All interior doors and trim to be painted with white semi-gloss paint.
- Wire closet shelving installed in all closets.

KITCHEN FEATURES

- Kitchen cabinetry offered in a variety of colours, styles, and finishes from Vendor's included samples.
- Extended height upper cabinets in kitchen and servery as per plan.
- Double bowl stainless steel undermount sink with single lever faucet.

- Choice of granite countertop in kitchen and servery (as per applicable plan) from Vendor's included samples.
- Two – speed stainless steel kitchen exhaust fan with 6" exhaust vented to exterior.
- Space for dishwasher including plumbing and electrical rough-ins for future installation (does not include installation).

BATHROOM FEATURES

- Bathroom cabinetry offered in a variety of colours, styles, and finishes with laminate counters from Vendor's included samples.
- All bathrooms to receive drop-in sinks, powder room to receive pedestal sink.
- Master ensuite complete with elegant free-standing bathtub or drop-in tub (as per applicable plan) and separate shower stall with framed glass and door (as per applicable plan).
- Choice of quality 8" x 10" imported ceramic wall tile for all tub enclosures and shower stall walls from Vendor's included samples.
- Single lever faucets to all bathroom sinks.
- Acrylic bathtub in main bathroom and secondary ensuites as per applicable plan.
- All bathroom vanity faucets to have shut-off valves.
- Pressure balance shower faucets in all bathrooms, where applicable.
- Mirrors over all vanities in bathrooms.

LAUNDRY ROOM FEATURES

- Handy recessed plumbing box to facilitate ease of connections for washing machine water and drain lines.
- White laundry base cabinet single basin laundry tub, in finished laundry rooms complete with faucet as per plan. If laundry tub is located in basement, laundry tub to be free-standing with legs.
- Exterior venting for future dryer.
- Hot and cold laundry connections and drain rough-in for washer (as per plan).
- Heavy duty electrical outlet for dryer and electrical outlet for washer.

FLOORING FEATURES

- Choice of 12" x 12" or 13" x 13" quality imported ceramic floor tiles, from Vendor's included samples in foyer, powder room, kitchen/breakfast/servery area, laundry room and bathrooms (excludes basement laundry, mechanical areas, and unfinished basements).
- Choice of 40 oz. broadloom on approximately ½" under pad on second floor where not shown as tile, from Vendor's included samples.
- Pre-finished (+/-) 3" x (+/-) ¾" engineered flooring in natural varnished finish on main level excluding tiled areas. To be included in upper hall of 40' and 50' models.

ELECTRICAL FEATURES

- All 30' and 35' models to receive 100amp electrical panel, all 40' and 50' models to receive 200amp electrical panel.
- Switched ceiling light fixtures in all rooms (except living room).
- Living room to receive a switched receptacle.
- All electrical receptacles located on exterior walls and insulated ceilings to be installed using draft-resistant sealed boxes.
- Combination CO2 and smoke detector on each floor (as per Ontario Building Code).
- White Decora style light switches and receptacles throughout.
- Exterior ground fault protected receptacles provided at front porch and rear door (location determined by Vendor) plus one holiday soffit outlet at front porch and switched from the interior of home.
- Rough-in two CAT 6 outlets, two RG-6 outlets, and two telephone outlets. Locations determined by Homeowner at Décor appointment.
- Rough-in for central vacuum system drops terminating in unfinished basement area for future connection (location determined by Vendor).

MECHANICAL FEATURES

- High-efficiency forced-air gas furnace with electronic ignition, power vented to exterior.
- Gas hot water unit (rental).
- Ductwork sized to accommodate ventilation system requirements for heating and cooling.
- Centrally located thermostat.
- Heat recovery ventilation unit included in all homes. Location may vary.

GENERAL

- All interior selections will be made from Vendor's included samples during private appointment with the Vendor's interior design consultant, at Décor Studio.
- Homeowner acknowledges that home may be sited on lot in mirror image/reverse siting than that which is shown on display materials and renderings.
- Front porches may incorporate recessed steps where grade requires. Number of steps at the front porch may vary due to grade conditions.

TARION NEW HOME WARRANTY

- 1-year- warranty applies to defects in workmanship and materials.
- 2-year-warranty applies to electrical, plumbing, heating delivery & distribution system and water penetration.
- 7-year-warranty applies to major structural defects.

SPECIFICATIONS AND TERMS SUBJECT TO CHANGE WITHOUT NOTICE E.&O.E.



DEDICATED TO CREATING DISTINGUISHED COMMUNITIES

Laurelcrest Homes is a premier homebuilder that takes pride in designing and building master planned communities that incorporate homes for every phase of life. By thoughtfully selecting the finest neighbourhoods across the province and carefully cultivating communities that thrive on connection, we seek to enact positive change in every place we build. Together with our exceptional team of hardworking staff and our longstanding partnerships across the industry, we have the vision to create inspiring places to call home, and the talent to make it happen.

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