



COMPASS

P O I N T

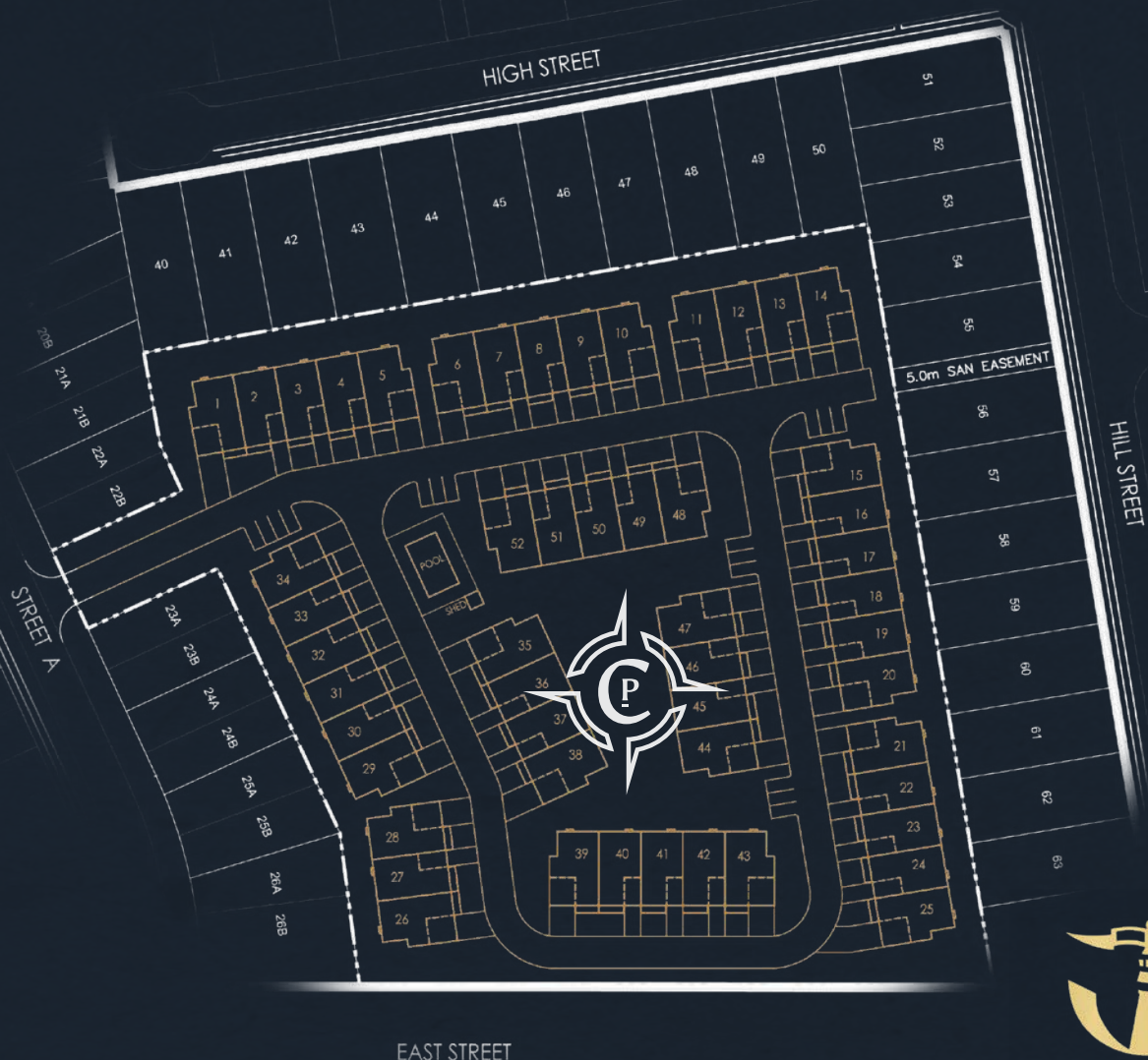


CONDOMINIUM PHASE

With over 20 years of experience designing and building, you can take comfort knowing your new condo has been crafted to the highest standards to fit your lifestyle. 52 units will be spread over the development which will be anchored by a community pool to enjoy the warm summer days near the beach in Port Stanley. The architecturally controlled units will each have a matching theme tied to the Lake with deep and contrasting colors. Materials will convey a sense of timeless elegance which will be brought to you at an affordable price.

There will be 3 layouts, the larger end units appropriately names the Bow & Stern which will feature over 1,300 sq. ft of living space on 1 floor, a double car garage, vaulted ceilings, gas fireplace and much more. The interior Port layout is slightly smaller at about 1,250 sq. ft and will carry the same features as the corner units but with a single car garage.

Construction starts this spring, register or contact now so you do not miss out on this opportunity to call one of Ontario's best kept secrets, Port Stanley, home!

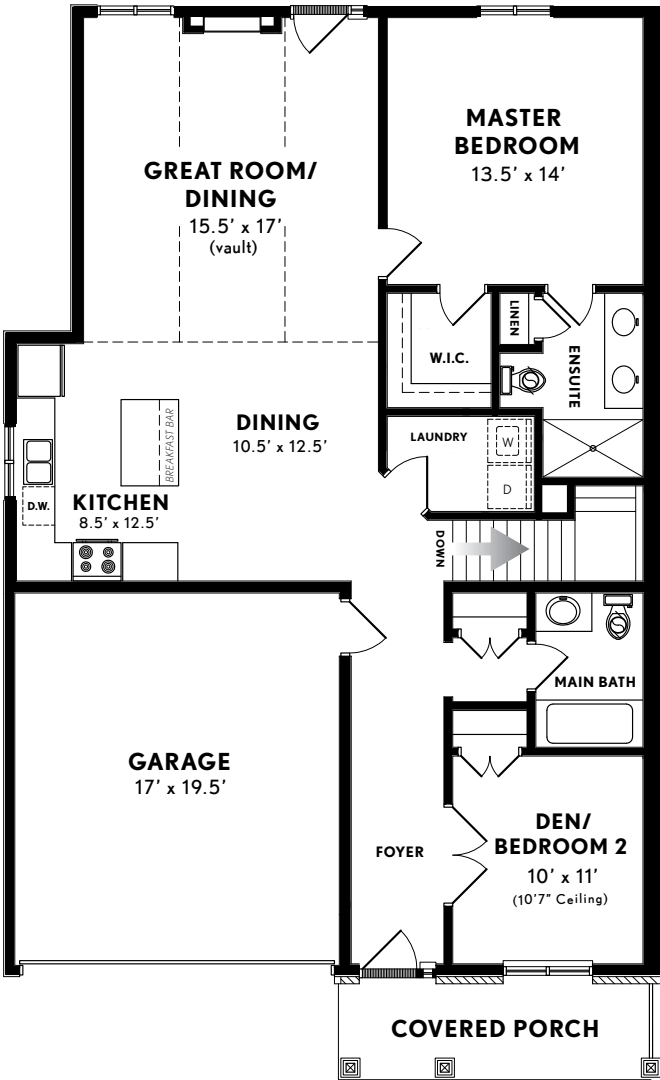


BOW

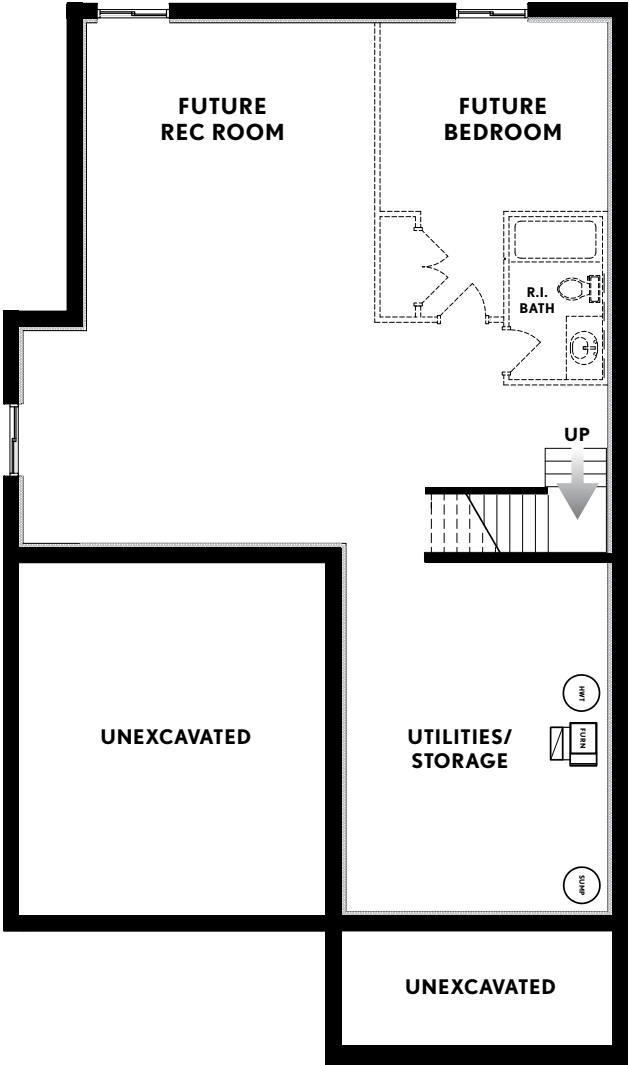
2 CAR GARAGE

1325 SQ. FT.

MAIN FLOOR



LOWER FLOOR

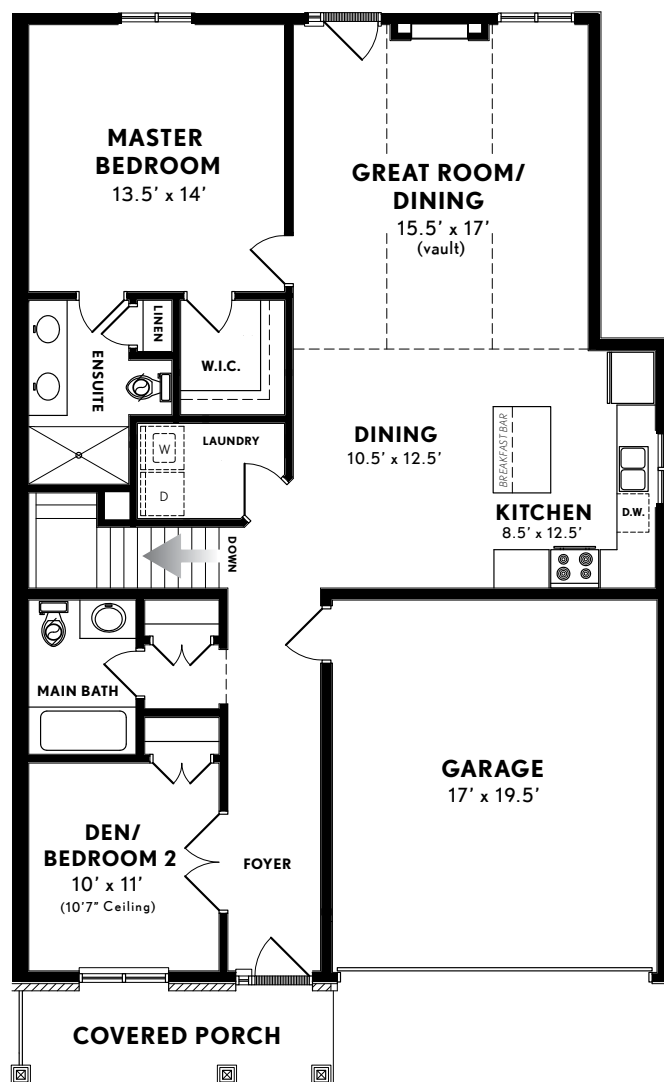


STERN

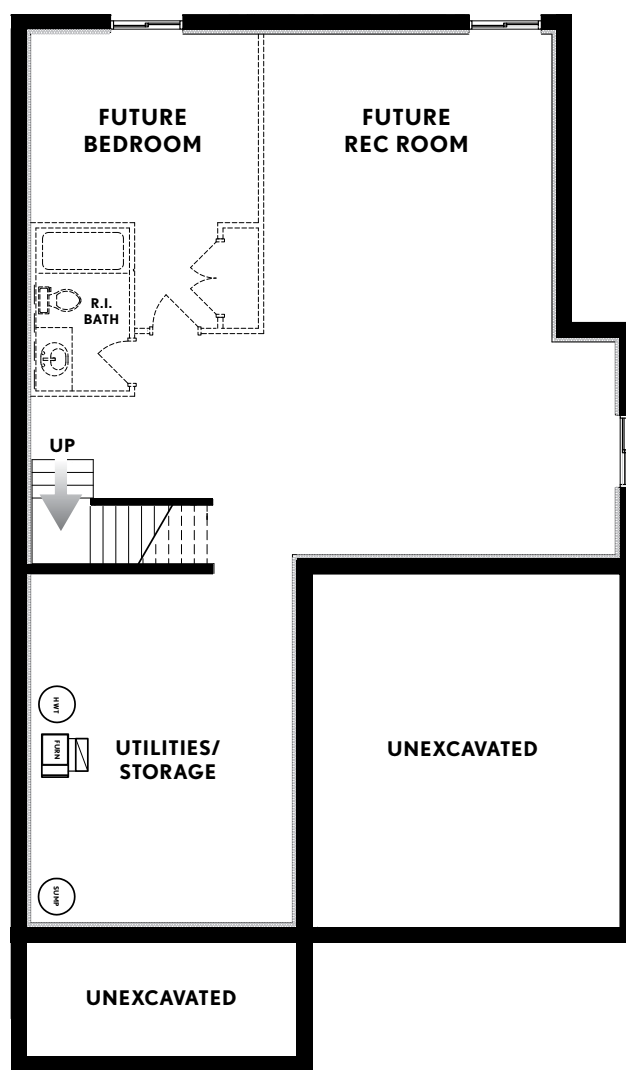
2 CAR GARAGE

1325 SQ. FT.

MAIN FLOOR



LOWER FLOOR

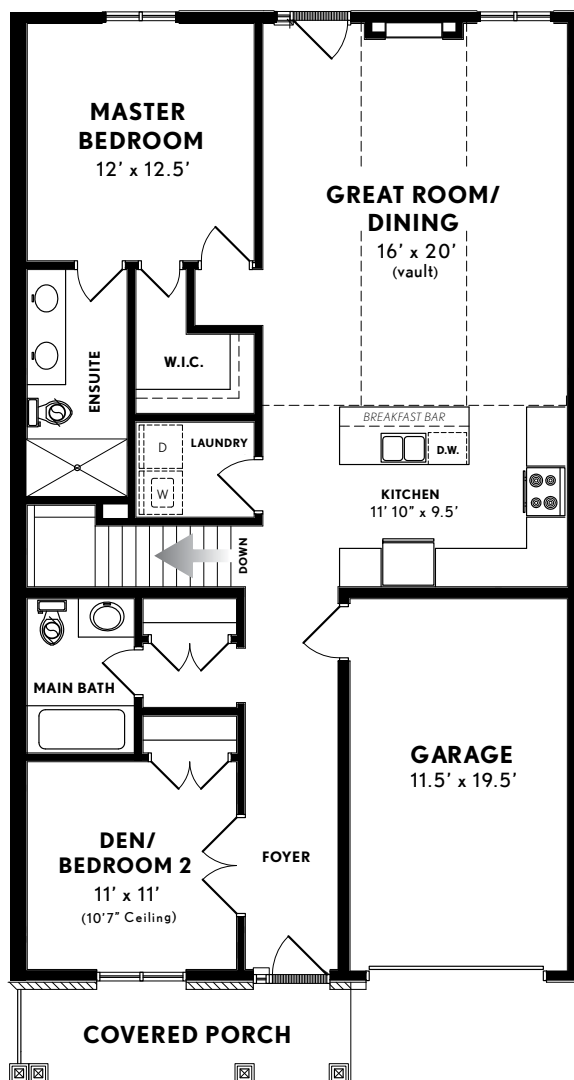


PORT

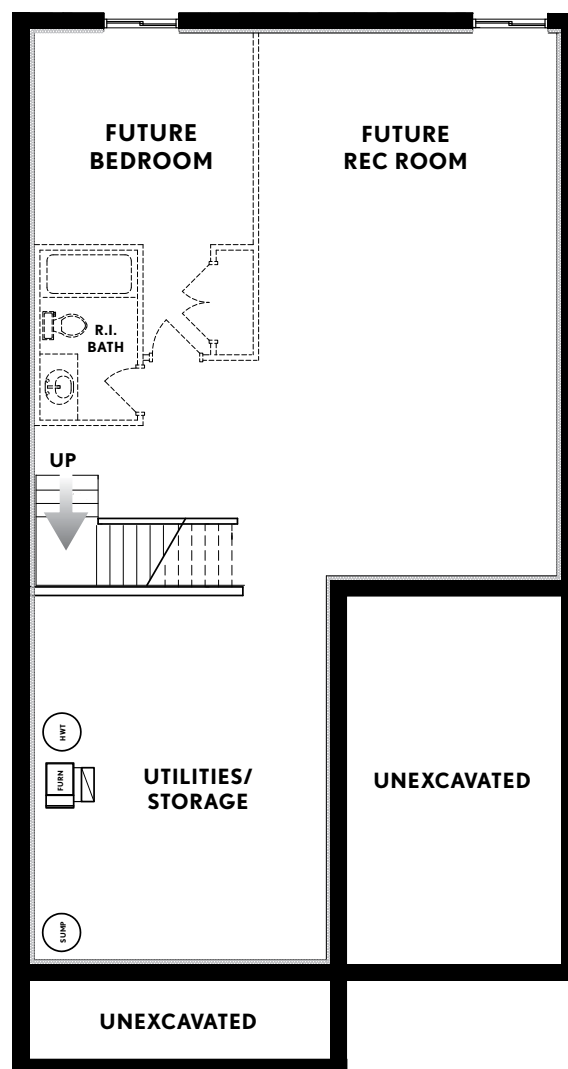
1 CAR GARAGE

1250 SQ. FT.

MAIN FLOOR



LOWER FLOOR



COMPASS POINT CONDOMINIUM SPECS

FULLY SERVICED LOT

- Sanitary sewers, water and gas, underground hydro
- Telephone and cable T.V. available for buyer's hookup
- Paving stone driveway
- Landscaped and sodded lot as per landscape plan
- Paved municipal roads with curbs, gutters and streetlights
- Community Pool and pool area for 52 residents of Compass Point condos

EXTERIOR FEATURES

- Architecturally controlled exterior designs
- Maintenance free vinyl windows
- Arriscraft Stone on front with a 3' ledge around the side and rear, with Vinyl siding above the ledge on the side and rear.
- Timberline 30 year laminated shingles
- Front covered porch with concrete floor
- 12' x 12' paving pressure treated wood rear deck
- Insulated steel garage doors with garage door opener
- Screens on all opening windows
- Steel insulated doors (exterior and garage)
- Three exterior light fixtures (rear deck, front porch and above garage)
- Terrace door (as per elevations)
- One or two car garage (depending on layout) with direct entry to unit

INTERIOR FINISH

- Buyer to have \$800 lighting allowance to be used at The Lighting Shoppe in London ONLY to be installed by the Seller. Any lights not purchased at The Lighting Shoppe will not be installed or warranted by the Seller, and the Buyer will have to install at their own expense after closing or pay the Seller \$50 per lighting location to install. Lights must be CSA approved to be installed by the Seller.
- Additional charges will apply if lights require custom assembly.
- Combination of 4 cable and/or phone outlets (additional charge of \$75 per outlet), with CAT 5 at cable locations.
- Quality white trim on all openings including arches and closet openings
- Modern standard height interior doors
- Engineered Hardwood flooring selections in a variety of colours for the Living Room
- Porcelain tile in foyer, hallway, powder room, ensuite, main bath, kitchen and dinette
- Choice of high-quality carpet from Seller's sample in bedrooms, stairs, and lower level (if applicable).
- Interior walls of living area and garage to be drywall
- Choice of one paint colors on walls (additional charge of \$200 for each medium or dark base and additional charge of \$150 per color). \$300 for each additional colour.

COMPASS POINT CONDOMINIUM SPECS

- All non textured ceilings to be painted white
- Vaulted ceilings in the great room & tray ceiling in master bedroom
- "Orange peel" textured ceilings in foyer, hallway, living room and bedrooms
- Electric smoke detector and CO detector
- Laundry room on main floor
- Poplar stair stringers with carpet treads

HEATING SYSTEM

- Insulation (R-60 attic and R-22 walls)
- Hi-efficiency furnace
- Central air conditioning
- Tankless Navian rental hot water heater installed

KITCHEN

- High-quality custom built cabinets with a selection of style and finishes selected by Buyer from Seller's samples.
- Solid surface countertop selections available for the Buyer to select from the Seller's samples.
- Single handle designer faucet
- Double stainless steel kitchen sink
- Over the range microwave (Buyer to supply and Seller to install)
- Builder to install appliances / supplier to supply. Extra charges will apply for custom, built-in or gas appliances.
- Heavy duty receptacle for stove

BATH

- High-quality custom built vanities with a selection of style and finishes selected by Buyer from Seller's samples.
- Single handle faucet and matching shower trim kit in both bathrooms
- Solid surface countertop selections available for the Buyer to select from the Seller's samples
- Undermount sink
- Soaker tub with surround in main bathroom
- Full tile walk in shower with glass door in ensuite bathroom
- Vanity length mirror in all bathrooms

OTHER

- Copper wiring
- 100 amp electric service with breaker panel
- Water meter to be installed by Elgin County and gas meter installed by ENBRIDGE - location as per utility policy.

SITE PLAN



Domus Development's newest project, 'Landings - Port Stanley', is a community-driven site offering a dynamic range of housing types and layout options.