


Come Home to  
**CARACO**

# THE OAKRIDGE

2,700 SQ.FT | 2 STOREY

BED 	BATH 	CAR 
<b>4</b>	<b>2.5</b>	<b>2</b>

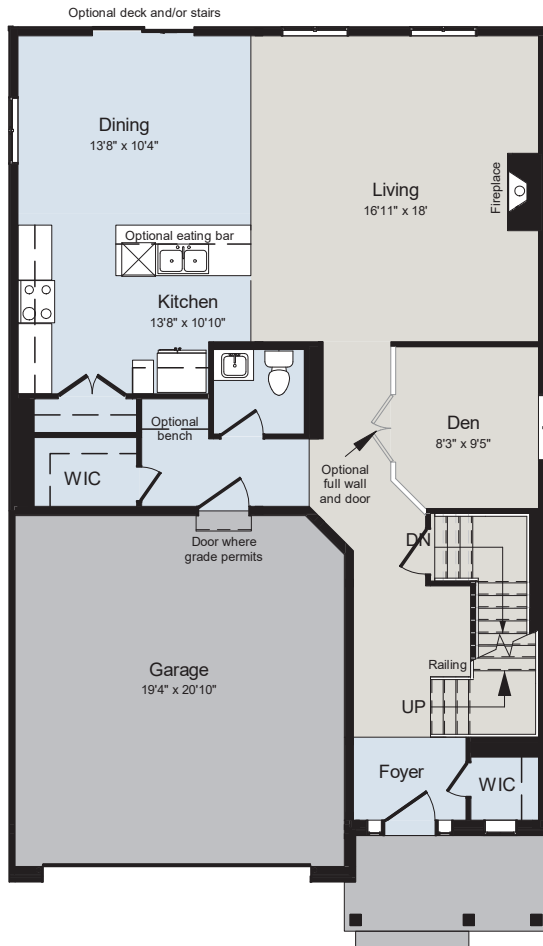


**ELEVATION A\***

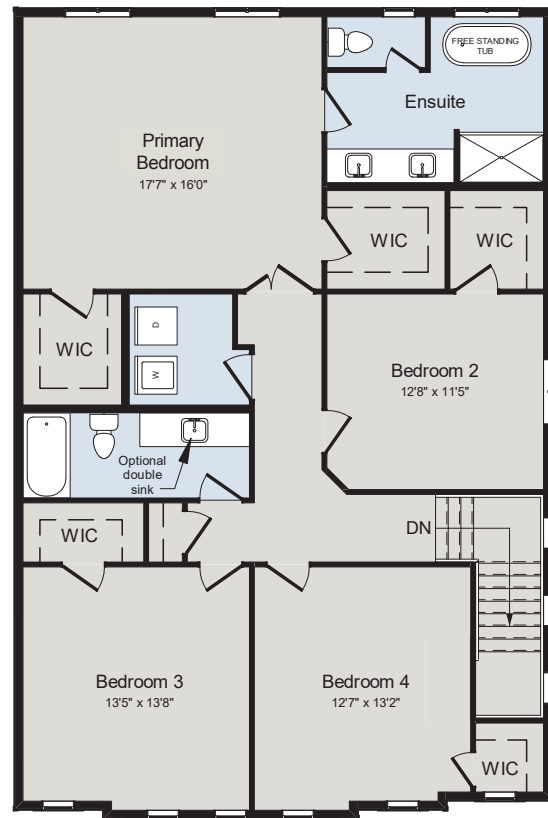


**ELEVATION B\***

## MAIN FLOOR



## SECOND FLOOR



### ALL CARACO HOMES INCLUDE:

- 9' ceilings to the main floor
- Granite countertops in kitchen
- Stainless undermount kitchen sink
- Extended upper kitchen cabinets
- Natural gas fireplace
- 7 pot lights (3 in the kitchen and 4 in the living room)
- 2 pendants over the kitchen island
- Basement bathroom rough-in
- Drywalled garage
- Exterior eavestroughs
- Asphalt paved driveway
- Limited lifetime warranty of shingles
- Limited lifetime warranty of foundation waterproofing
- EnergySTAR® windows
- 7 year Tarion warranty

### SUMMIT SERIES HOMES INCLUDE:

- Ceramic tile (Level I) in foyer, kitchen, laundry and all bathrooms
- Hardwood (Level I) in main floor living areas
- Upgraded fireplace
- Main or 2<sup>nd</sup> floor laundry room
- Double sink vanities in primary ensuite
- 200 amp electrical service
- Wide double garage

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## STANDARD FEATURES

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## MODEL HOME FEATURES

OUR RIVERVIEW MODEL HOME INCLUDES:

### KITCHEN:

- Upgrade to painted cabinetry (Shaker door profile)
- Upgrade to include additional cabinetry to ceiling with glass door inserts
- Upgraded cabinetry hardware
- Blanco single bowl farmhouse sink
- Brizo Arteso kitchen faucet (finished in Luxe Gold)
- Porter & Charles canopy range hood
- Mosaic tiled back splash, finished to ceiling
- Hanstone® Quartz countertops
- Extended breakfast bar with one waterfall edge
- Upgraded pendant lighting over the island
- French doors to pantry with custom organizer
- Extended upper cabinet/side gable to refrigerator
- Under-cabinet lighting with valances
- Built-in waste/recycle bin and pots/pans drawers

### FIREPLACE:

- Upgrade to Majestic Jade 42 linear gas fireplace
- Tiled fireplace surround with oak mantle

### DINING ROOM:

- Upgraded 10-Light LED chandelier

### ENSUITE:

- Upgraded freestanding tub and tub faucet
- Hanstone® Quartz countertops with undermount sinks and Delta® wall mounted faucets
- Tiled 3-row back splash to ensuite vanity
- Upgrade to tiled shower base with glass door
- Delta® Pivotal shower faucet kit (matte black finish)

### LAUNDRY:

- Countertop over the washer and dryer
- Built-in cabinetry and clothing rod

### OTHER:

- Optional Elevation B with upgrade to two sided brick exterior (main floor brick height)
- Hardwood: Upgrade to handcrafted engineered European Oak with UV Oil finish
- Ceramic Tile: Various upgrade tile options shown including oversized kitchen tile, hexagon foyer tile and patterned tile to powder room
- Hardwood staircase with square profile treads, black square spindles and painted risers/stringers
- Hardwood flooring to 2<sup>nd</sup> floor hallway
- Hanstone® Quartz countertops with undermount sinks to powder room and 2<sup>nd</sup> floor bathroom
- Panelled feature wall in primary bedroom
- Optional built-in bench seat with cabinetry and coat hooks in mud room
- Optional enclosed full wall and french doors to den
- Two upgraded paint colours
- Closet organizer in primary bedroom walk-in closet
- Upgraded Clopay® Coachman Series garage door
- Upgraded exterior trim/window colour package
- Pressure treated deck with stairs to grade
- Automatic garage door opener
- Central air conditioning

CaraCo's Riverview model home is located at:  
1215 Waterside Way, Lot 4

### ABOUT CARACO:

Since 1986, CaraCo has been recognized as one of Kingston's most trusted home builders. CaraCo offers quality built homes in all of Kingston's best communities, ranging in style from executive townhomes to luxury single family homes. Whether this is your first experience with CaraCo or you have built with us in the past, we're excited to help create your dream home.

Locally owned and operated, your neighbourhoods are our neighbourhoods too. We're committed to supporting our community through contributions to the University Hospitals Foundation Kingston, Canadian Cancer Society and CaraCo Home Field, as well as many others.

### CONTACT OUR AGENT:

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The information contained herein is believed to be accurate at the time of printing. CaraCo Development Corporation makes no representations or warranties to the accuracy of the information. All pricing provided by CaraCo and/or our agent, is subject to change without notice at the sole discretion of the Vendor. Actual usable floor area may vary from the stated floor area. E & OE.

October 18, 2021

[www.caraco.ca](http://www.caraco.ca)