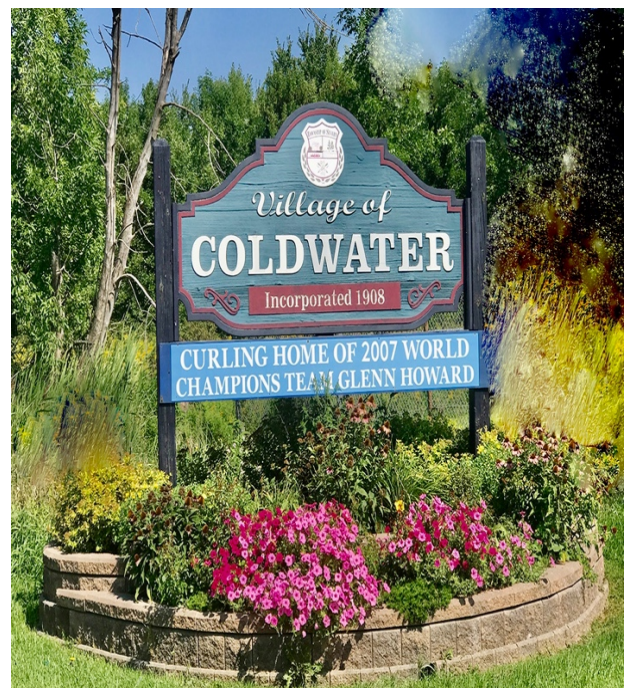




705-727-9585
wittyhammer@aol.com

Welcome home to
Greenwood Landings, in
Coldwater Village, a small
community located between
Orillia and Midland on
Highway 12, only 150
kilometres from Toronto.
Enjoy the outdoors in this
quaint village! Outstanding
angling for trout and salmon.
Launching ramp for boaters
and canoeists who wish to
explore the quiet Coldwater
River and Matchedash Bay.
Gateway to the Severn River
and Big Chute Marine Railway,
on into Georgian Bay. Skiing
8 minutes away at Mount St.
Louis, Moonstone.
So much to explore!




Greenwood LANDINGS
Coldwater

STANDARD FEATURES

GREENWOOD LANDINGS COLDWATER

QUALITY CONSTRUCTION

- Quality brick or stone with siding exterior finishes per elevation drawing.
- Maintenance free aluminum soffit, fascia and eavestrough.
- 25-year Renaissance asphalt shingles.
- Conventional flooring system per Ontario Building Code.
- 8-ft main floor ceilings.
- 2"x6" exterior stud walls, lumber kiln dried.
- R-22 exterior walls. R-60 in attic.
- Truss roof system or conventionally cut roof per Ontario Building Code.
- Rough-in bathroom/laundry room in basement per floor plan.
- All homes air tested by A&J Energy Consultants.

DOORS AND WINDOWS

- Low E Glass (Energy Star Rated).
- Maintenance free thermal pane vinyl casement windows, all elevations
- Maintenance free glass and insulated steel-clad door front entry systems. Fibreglass also available.
- 5-ft or 6-ft sliding patio doors or garden doors, dependent upon floor plan.

ELECTRICAL, HEATING AND VENTILATION

- 200 AMP service.
- High efficiency, forced air gas furnace, location determined per builder.
- HRV (Heat Recovery Ventilation System).
- Built-in alarm system.
- Interior pot lights (six) and pendant lighting (two) over kitchen island.
- Rough-in plug for electric car if required by Ontario Building Code at time of build.

INTERIOR FEATURES

- Primer and 2 coats of quality paint - 3 colour choices.
- 3.5" casing and 5" baseboards throughout.
- 800 series doors.

KITCHEN FEATURES

- Pantry/breakfast bar/island, per plan.
- Cabinet to include a pot and pan drawer, bank of drawers and one standard glass upper cabinet.
- Laminate counter tops.
- Self-closing drawers.
- Crown mouldings and light valance to upper cabinets.

BATHROOM FEATURES

- Waterproof interior light in primary bedroom ensuite shower unit.
- Mirrors above all vanities to underside of wall vanity lights.
- All tub surrounds finished in builder's selection of ceramics.
- Builder's standard toilets, sinks and tubs.
- Laminate counter tops.

FLOORING FEATURES

- Hardwood floors 3/4"x 3 1/4" in great room, dining room and hallways per plan.
- Ceramic floors 13"x13" or 12"x12" tile in kitchen, laundry room and all bathrooms.
- 40 oz broadloom with upgraded underpad in all bedrooms.

EXTERIOR FEATURES

- 4" crushed gravel driveway.
- Front & back lot fully sodded.
- One hardwood tree planted.
- Builder selection paver stone from driveway to front door.

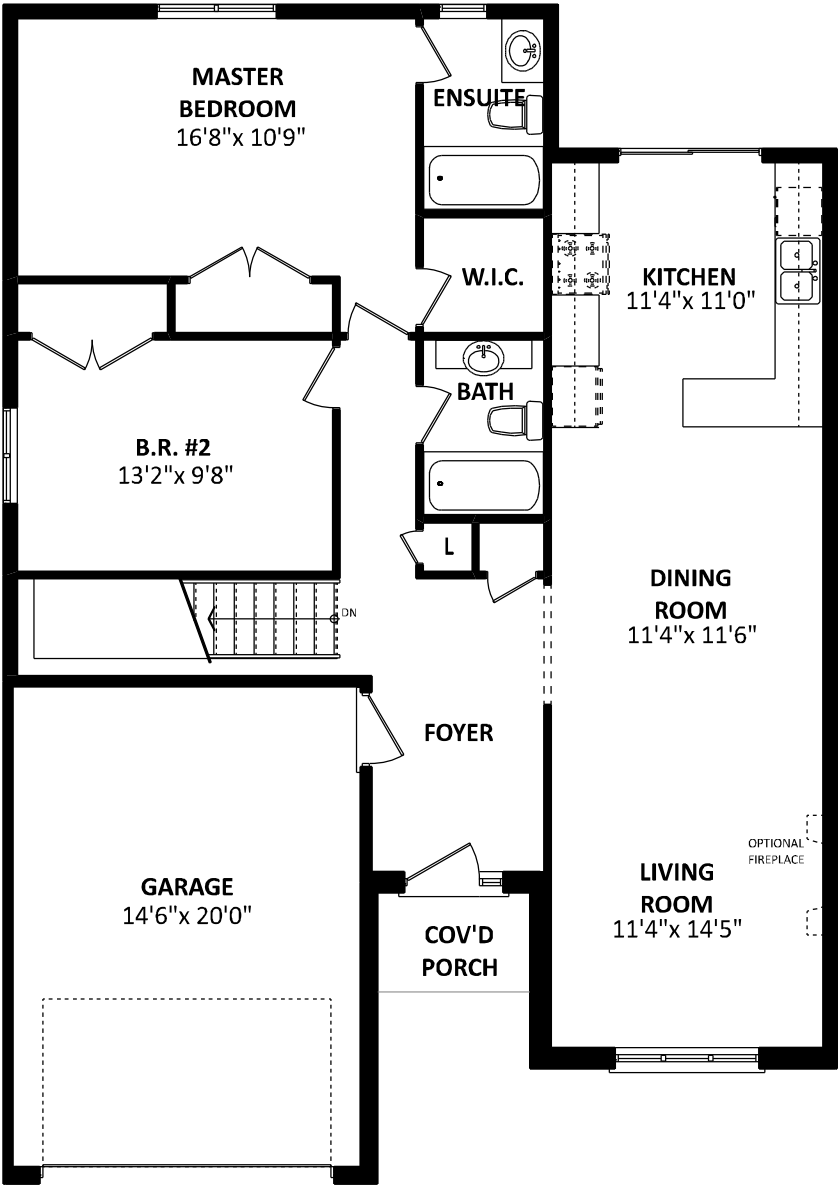
OPTIONAL UPGRADES

- Heated floor systems
- Tankless hot water heaters
- 9' foundation heights
- Sprinkler irrigation systems
- Stain grade stairs
- Upgraded shower systems (body sprays)
- Finished basements per customer request
- Insulated and drywalled garage to paint finish
- Air conditioning
- Gas fireplace
- Granite/Quartz countertops
- Hardwood flooring throughout
- Smart-wired home package
- Central vac system
- Exterior pot lights
- Outdoor barbecue hookup



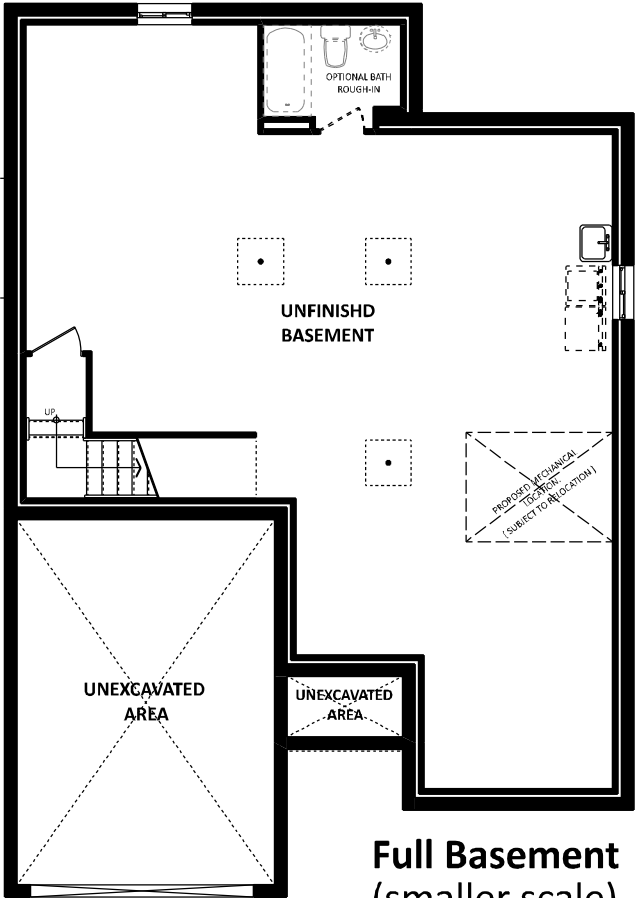
ARTIST'S CONCEPT

the Vasey



Main Floor
1169 ft²

S.L. Witty has built homes in the Community of Barrie, Ontario and surrounding area for over 30 years. All are built with superior quality typical of custom designed homes. We offer complete custom design plans services and modifications of our stock plans.



Full Basement
(smaller scale)

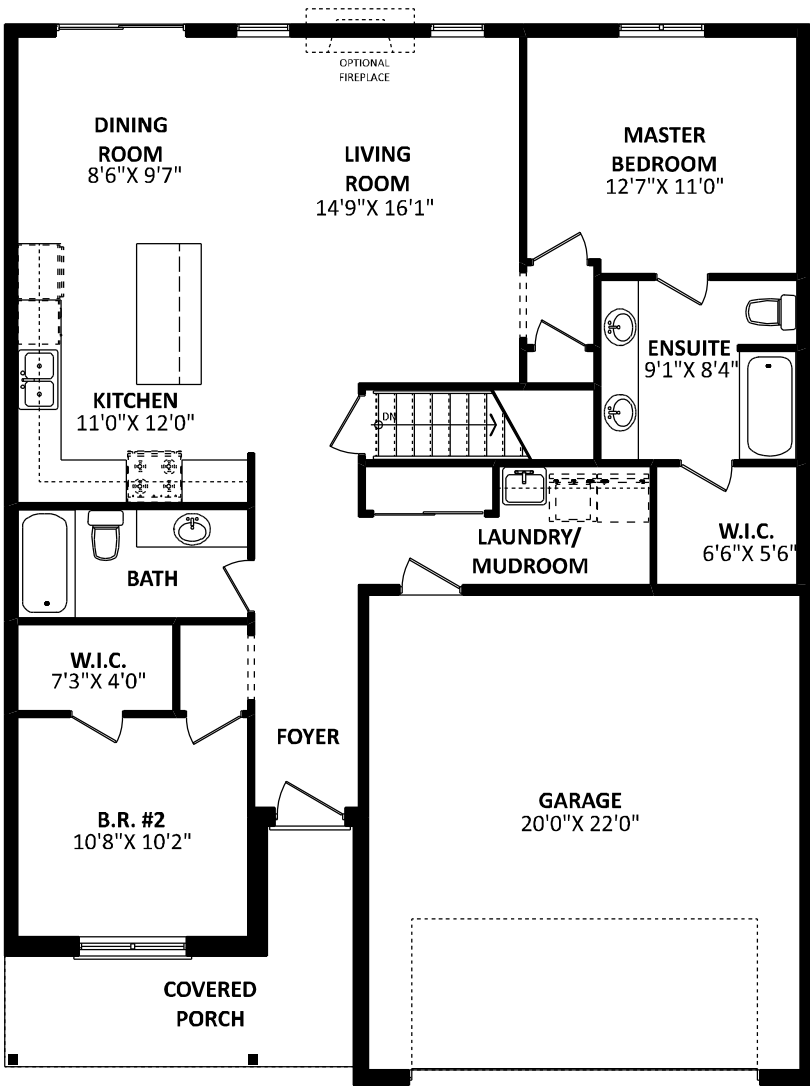
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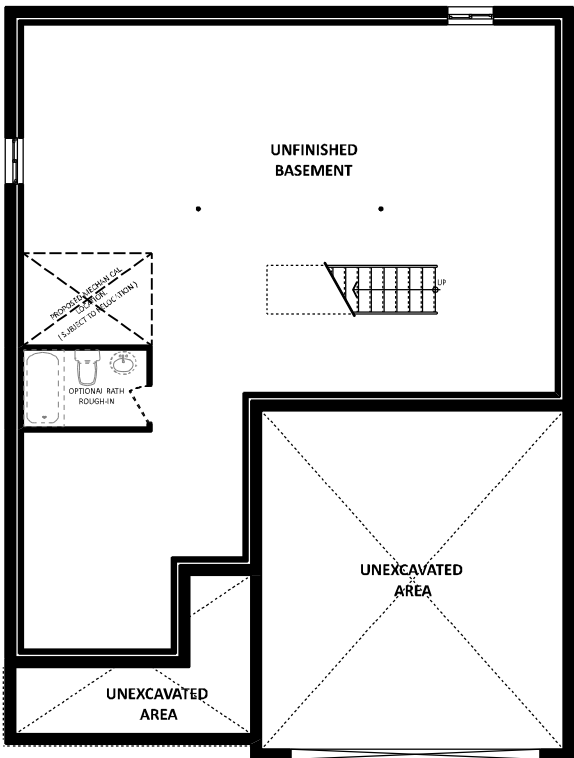
ARTIST'S CONCEPT

the Orillia



Main Floor
1224 ft²

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Full Basement
(smaller scale)

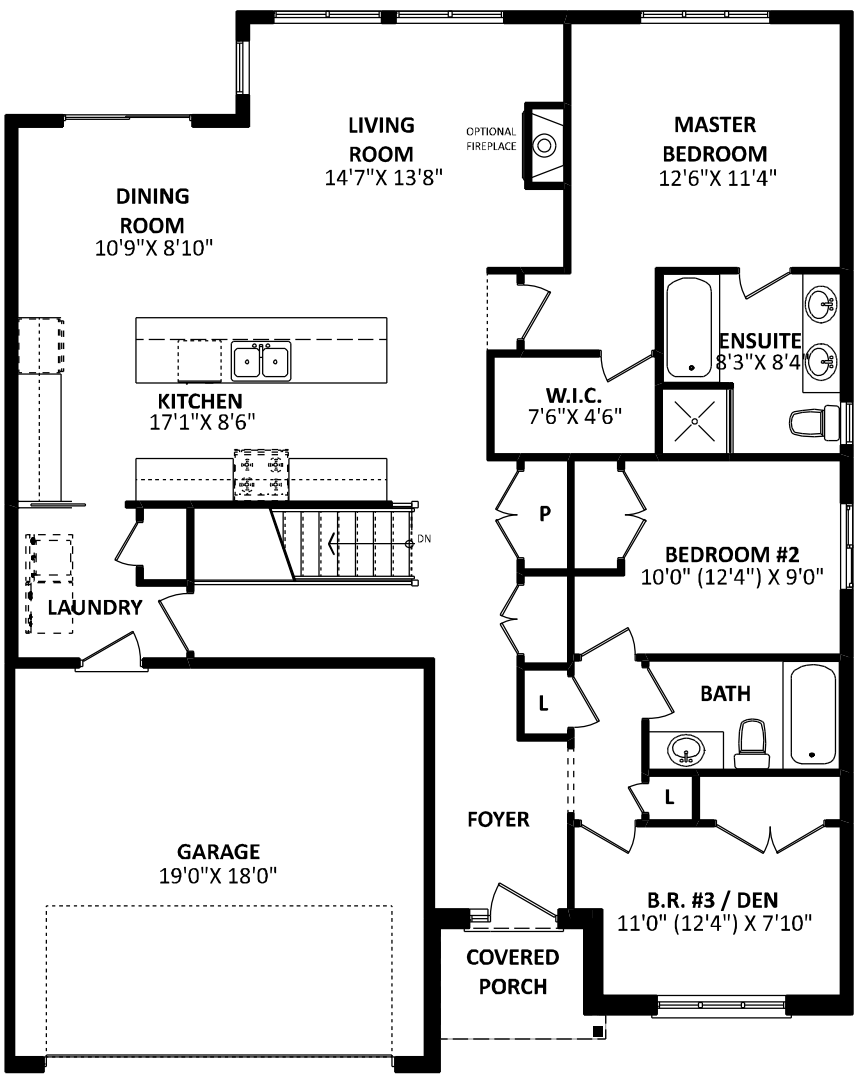
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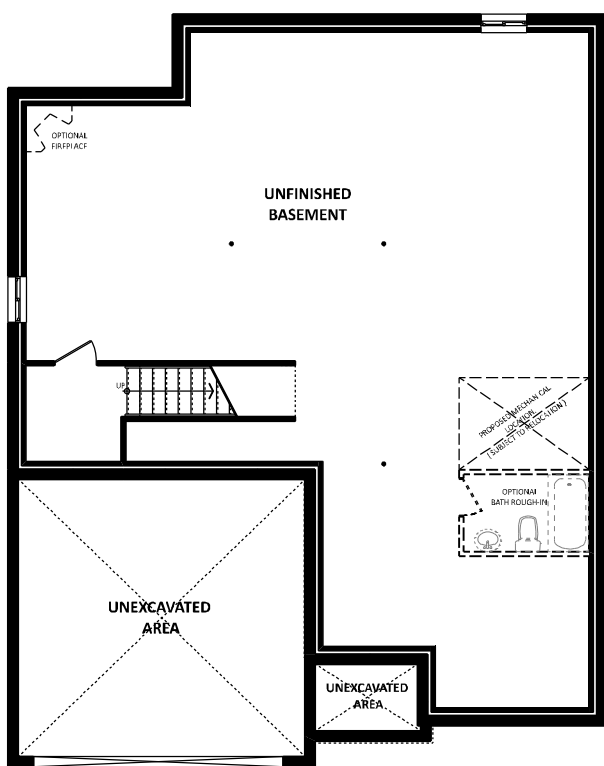
ARTIST'S CONCEPT

the Severn



Main Floor
1417 ft²

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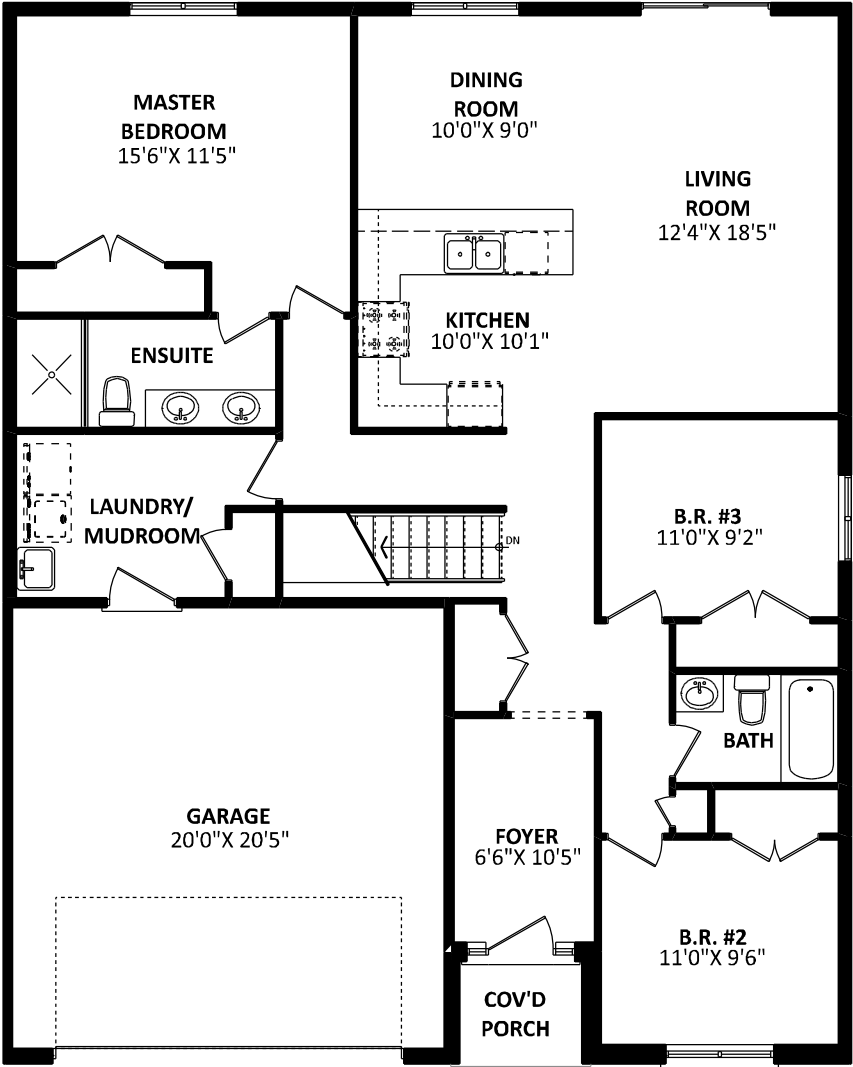
Full Basement
(smaller scale)

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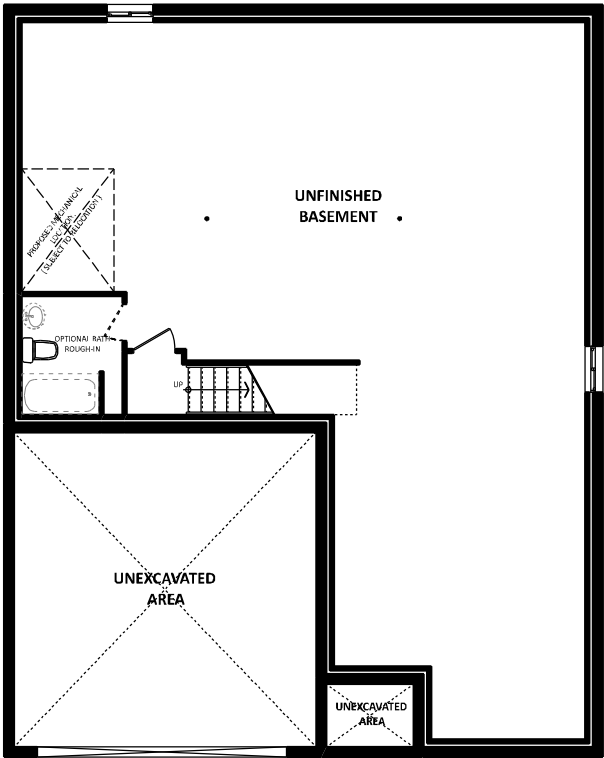
ARTIST'S CONCEPT

the Big Chute



Main Floor
1452 ft²

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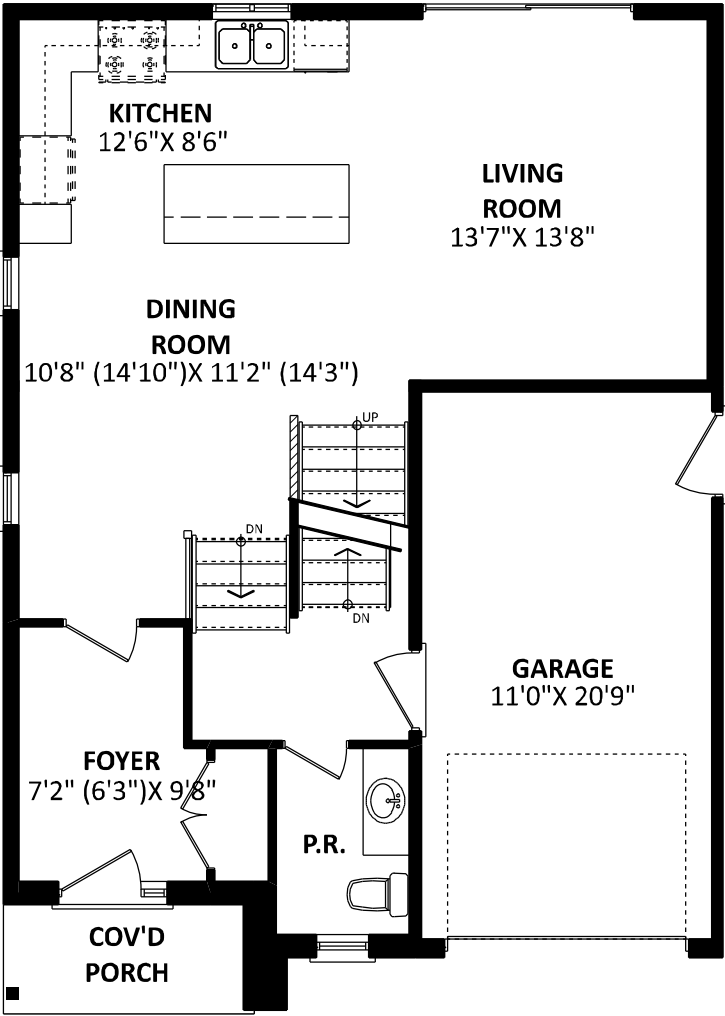
Full Basement
(smaller scale)

(705) 727-9595

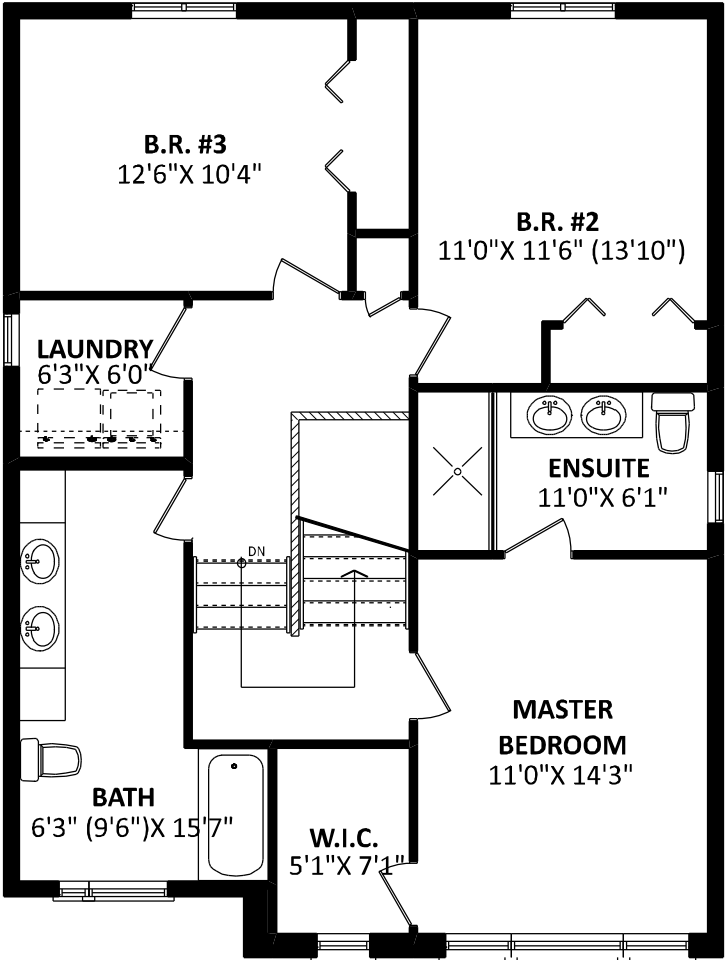
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the Mount St. Louis



Main Floor
716 ft²



2nd Floor
954 ft²

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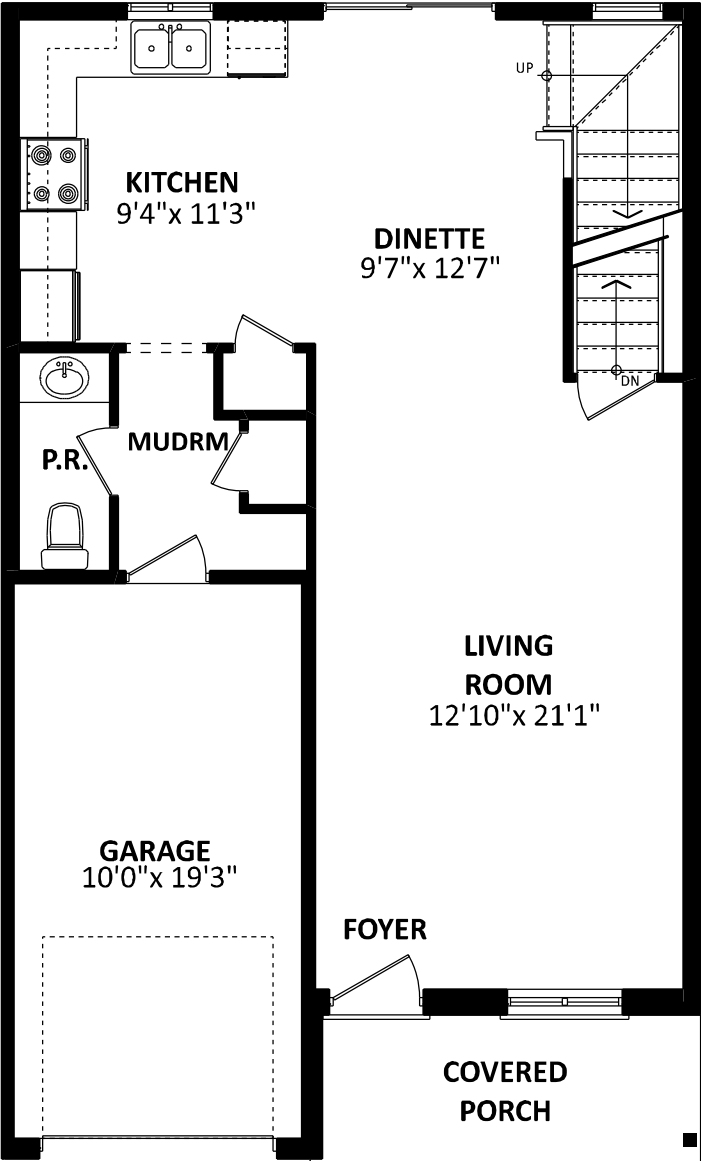
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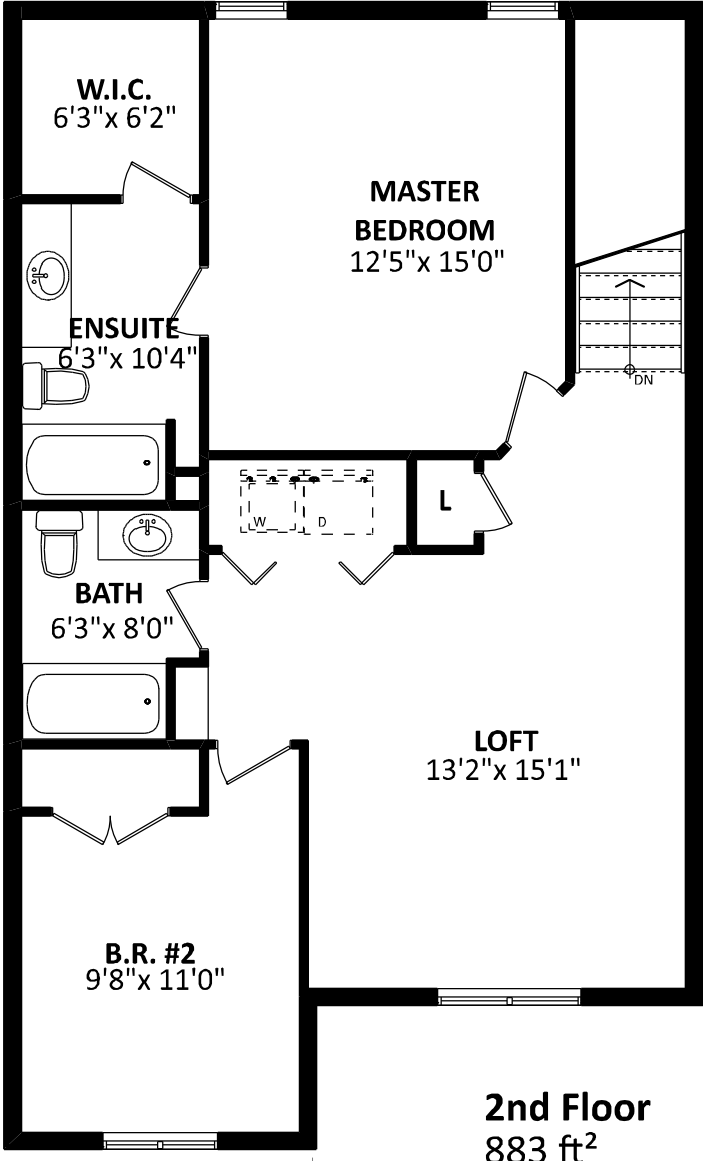


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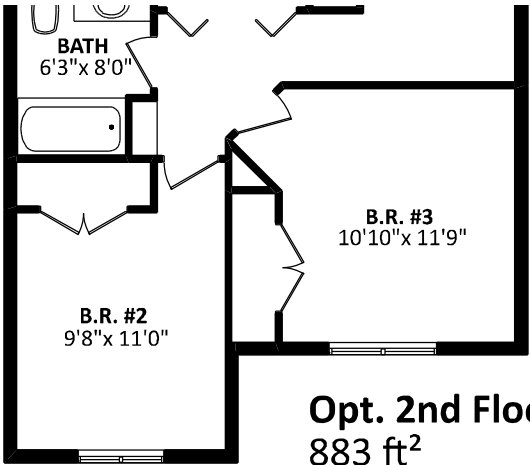
the Midland



Main Floor
686 ft²



2nd Floor
883 ft²



Opt. 2nd Floor
883 ft²

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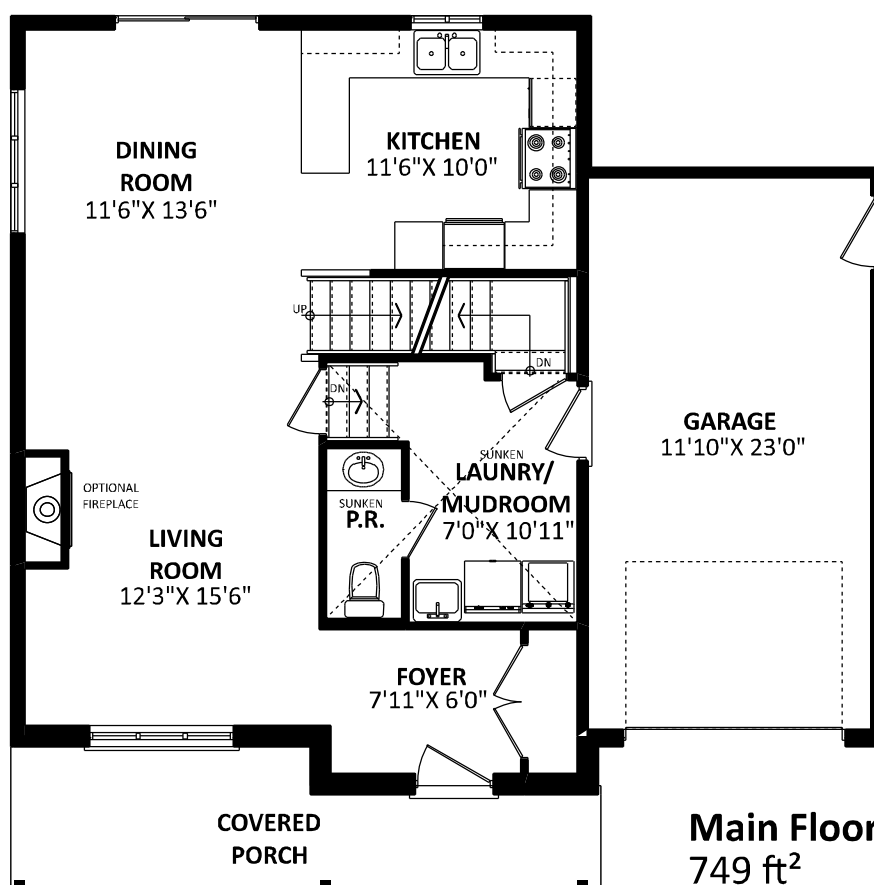
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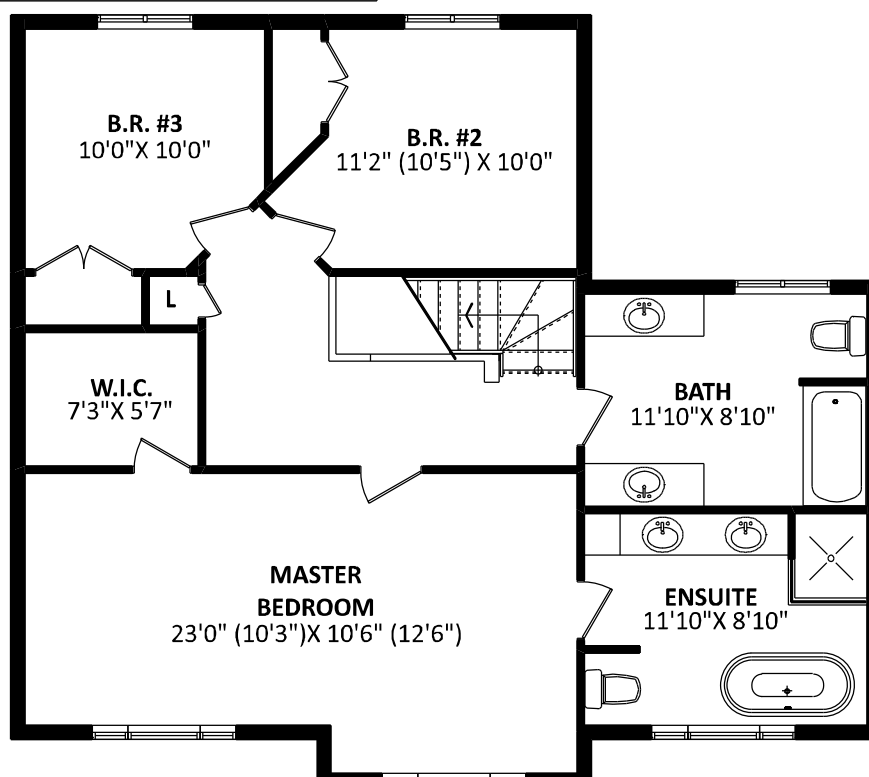


ARTIST'S CONCEPT

the Hillsdale



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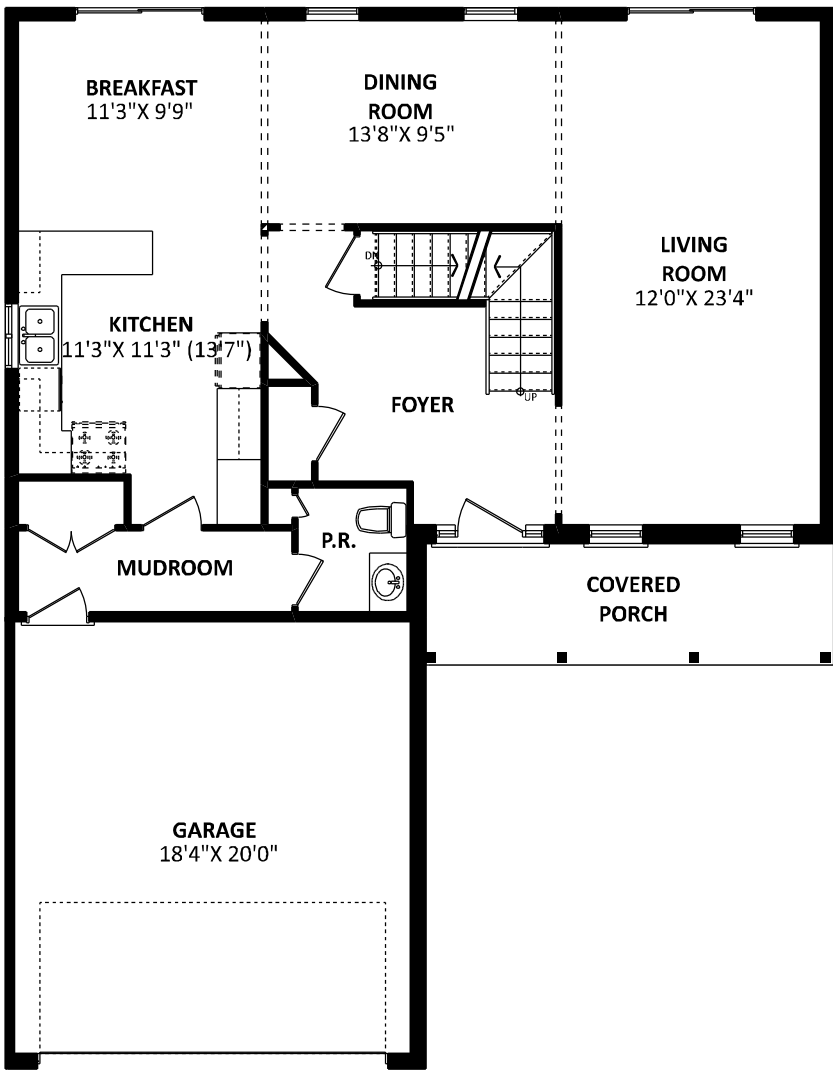
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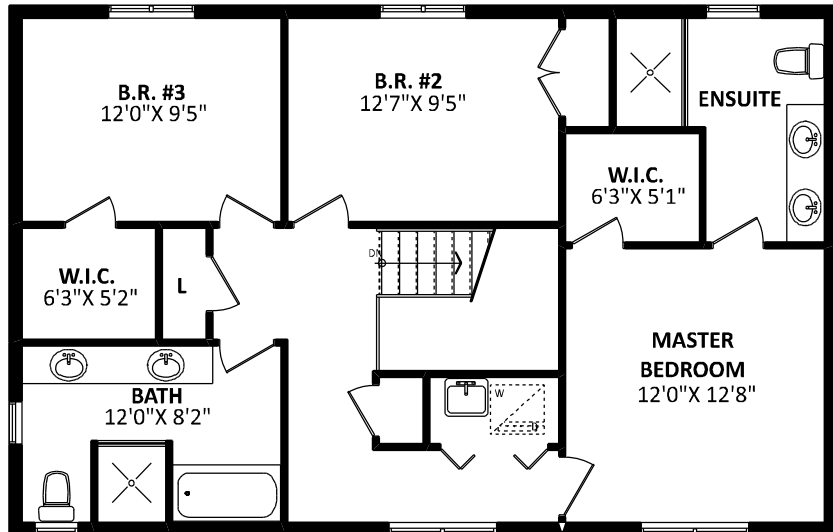


ARTIST'S CONCEPT

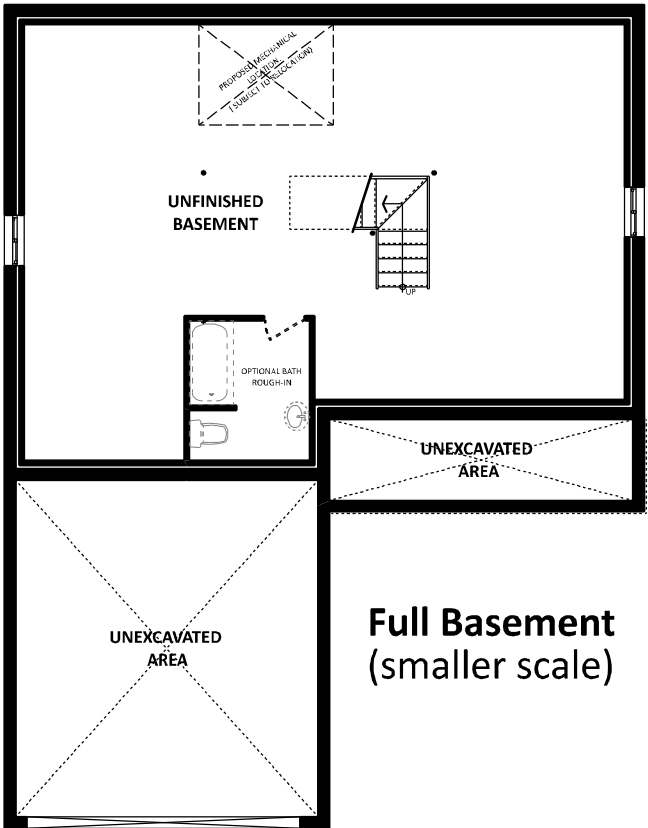
the Moonstone



Main Floor
1010 ft²



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Full Basement
(smaller scale)

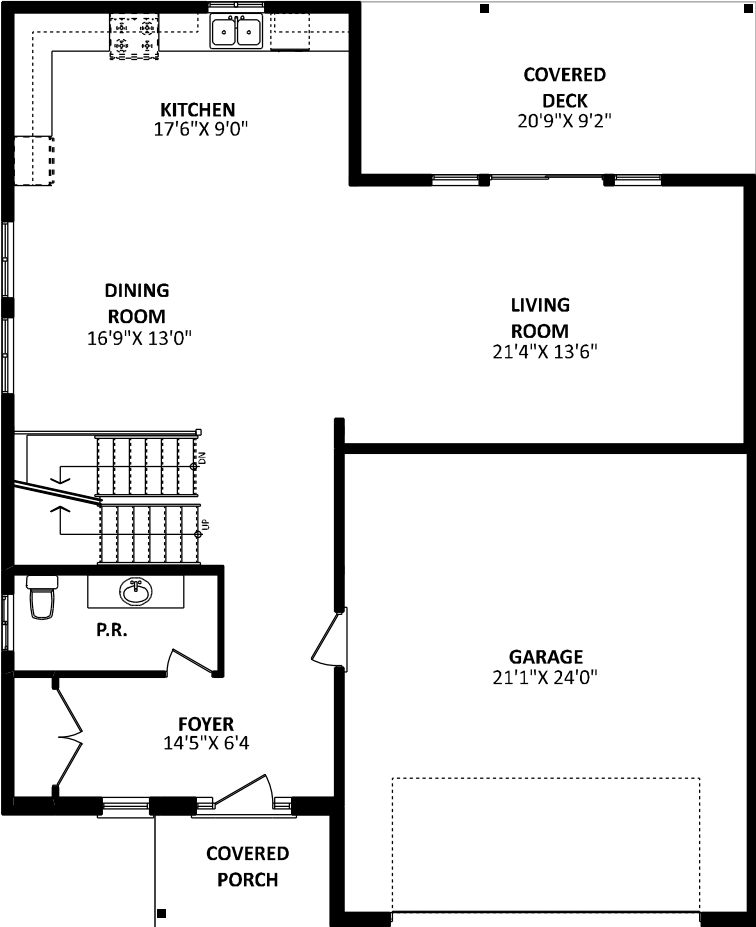
2nd Floor
924 ft²

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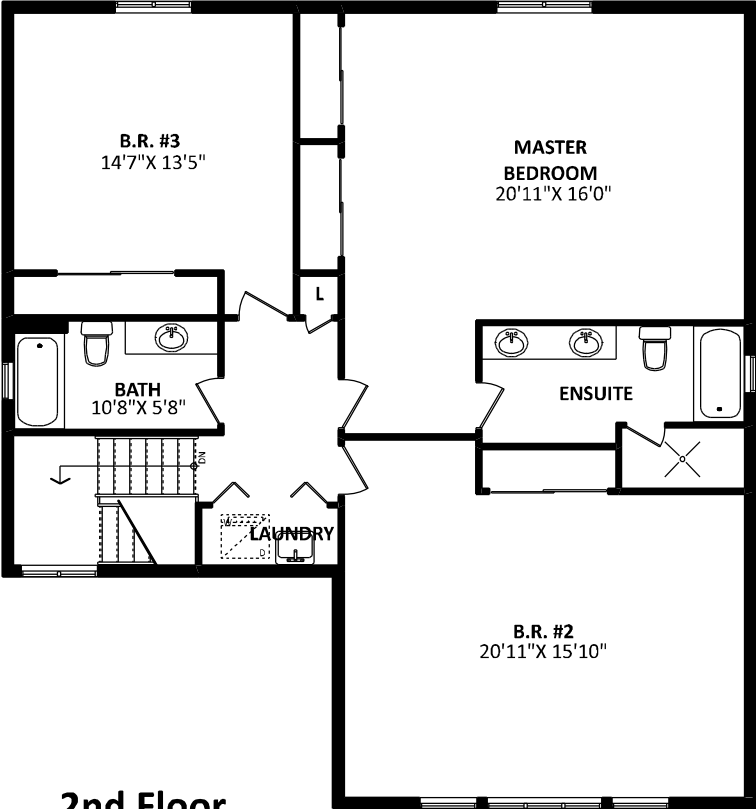


ARTIST'S CONCEPT

the Wybridge



Main Floor
1059 ft²



2nd Floor
1422 ft²

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