

Standard Features



Overview

Discover Cold Creek, a thoughtfully designed new home community by Port Picton Homes, offering the perfect balance of rural charm and convenient living. Located in the heart of Picton, this collection of townhomes and single-detached homes is just a short walk from Picton's vibrant Main Street, where shops, dining, and local amenities await.

Cold Creek provides residents with the serenity of countryside living while keeping everyday conveniences within easy reach. Each home is crafted with care, combining modern design, quality finishes, and layouts that suit a variety of lifestyles—from growing families to those seeking a low-maintenance townhome. Experience the best of both worlds: a peaceful, scenic community with the vibrancy of Picton just steps from your door. Cold Creek is more than a place to live—**it's a place to call home.**

Exterior

- Paved municipal roads. Curbs, sidewalks, street lights.
- Municipal water, storms and sanitary sewers.
- All services are underground.
- Front elevation: Details as per plan.
- Sodded lawn front, seeded at back/sides.
- Concrete patio stone walkway from driveway to front door.
- Poured concrete garage floor.
- Prefinished overhead garage door.
- Garage (where indicated on plan) will have interior gas-tight passage door with wooden step(s) where indicated on plan, and one electrical outlet.
- Frost free exterior hose bib.
- Roof is covered with quality asphalt shingles with manufacturer's warranty.
- Maintenance free aluminum soffit, fascia, trough and downspouts.
- Gravel driveway: to be paved by homeowner within one year after closing.

Structural

- Foundation to Ontario Building Code specifications.
- Exterior walls 2 x 6 kiln dried studs
- Kiln-dried lumber framing, Engineered roof trusses, 1/2 " plywood sheathing on roof.
- Floor: to achieve a quieter floor, we use kiln dried joists on 16" centres with 5/8" tongue and groove subfloor, glued and pneumatically fastened.
- Basement, where indicated on plan, will be standard 7' 10". Basement windows, if grading permits, are as per plan.
- R60 attic insulation. Wall and below grade insulation meet or exceed code.
- Townhomes: demising walls between adjacent homes have sound attenuation which meets or exceeds code.

Interior

- Appliance ready connections for fridge, over the range microwave, washer, dryer, dishwasher. (appliances not included)
- 8' ceilings
- Ceramic floor tile bathroom floors (Builder samples, 1 selection)
- High quality laminate floor in all other areas, with carpet in bedrooms.
- Interior walls painted with primer and two coats of high-quality latex.
- Trim and Doors painted with two coats semi-gloss latex, white.
- Railings, if indicated on plan (handrail, spindles, and posts) will be painted white.
- Ceilings painted white flat latex.
- Smooth ceiling throughout (no stipple)
- Single level shelving in each clothes closet.
- Basements & closed stairwells are unfinished, with carpet-grade stairs, poured concrete floor. If basement is indicated as finished space on floor plan, basement will be carpeted.
- Basement: includes rough-in for future bathroom, installed sump where required, location may change as per builder requirements. Basement support columns, ducting, and location of furnace, hot water heater, and other mechanicals may be changed as per the builder's requirements.

Kitchen

- Laminate kitchen countertops from Builder samples. (1 selection)
- Stainless steel kitchen sink with single-lever chrome faucet.
- Quality décor kitchen cabinets.
- Rough-in for your dishwasher.
- Rough-in for your over-the-range microwave oven (recirculating).

Bath

- Laminate vanity countertops (same selection as kitchen)
- 1-piece Acrylic tub/shower.
- Quality white plumbing fixtures in all bathrooms.
- Mirrors at all vanities, one vanity light over each vanity.
- Single lever chrome faucets in all vanities, tub/ showers.
- Scald-guard temperature control valve for all showers.
- Bathroom accessories: chrome towel bar, paper holder.

Laundry

- Hookup connection for washing machine.
- One 4" dryer vent ducted to exterior.
- Heavy duty receptacle for dryer.

Lighting

- LED 4" Pot lighting in kitchen as per plan. (3)
- Ceiling light: 1 in each bedroom, hall and walk-in closet, foyer & dining.
- 1 Vanity light each bathroom.
- Exterior light at entrance.

Doors, Windows & Trim

- Windows: Solid vinyl maintenance free.
- Baseboard Trim, Window Casing and Door Trim.
- Insulated entry doors, fully weather-stripped, with tarnish resistant grip-set on front door.
- Contemporary style interior doors.
- Lever-style quality polished nickel interior door handles.

Heating & Cooling

- High-efficiency forced-air electric furnace.
- High efficiency electric water heater (rental)
- Fully ducted Heat Recovery Ventilators (HRV) ducted to bathrooms and kitchen.

Electrical

- Service with circuit breakers and copper electrical wiring throughout.
- Carbon monoxide and smoke detectors wherever required by code.
- Door chime at front entrance way.
- Heavy duty receptacle for laundry and kitchen stove.
- White "Decora" or equivalent light switches and receptacles throughout.
- Unfinished basements: 4 outlets & 4 lights.
- Weather proof exterior electrical outlet.
- Prewired for television (1 outlet, white).

General

- Plans may be reverse image, depending on chosen lot requirements.
- Square footage is calculated from the outside dimension of the building on the first floor. All dimensions are approximate.
- Number of steps may vary depending on lot grade.
- Homes are covered by the Tarion Warranty Corporation. Homes will be registered by the vendor with the enrolment fee to be paid by the purchaser as an adjustment on closing.

General Cont'd

- Plans, specifications, and materials are subject to availability, substitution, and modification, without notice.
- All building permits, inspections and development charges are paid by the Builder.
- Connection to municipal services (water and sanitary sewer) are paid by the Builder.
- Builder reserves the right to substitute materials of equal or better quality.
- Final clean-up of construction site and house professionally cleaned prior to move in.
- All homes will be built to the Ontario Building Code Standards as of the date of construction.
- Room by room pre-closing inspection (PDI) will be completed with the Builder.
- 1 pre-arranged Site visit with Builder permitted while home is under construction (9am-3pm Weekdays only)
- HST will be included in purchase price based on eligibility. If eligible, rebate will be assigned to the Builder.

Although the standard features listed above are substantial, homeowners are welcome to choose from an array of upgrade options to customize their home to their liking. Upgrades are priced attractively to ensure that you receive a home that you will love for years to come.

Updated 2025. Subject to Change without Notice. E. & O.E.



Contact Us

 +1 613-503-2128 - RE/MAX Quinte Sales Team

 www.portpictonhomes.com

 141 Picton Main St, Picton, ON, K0K 2T0

