



HAVEN  
ON  
THE TRENT RIVER

**FIND YOUR  
PIECE OF**

*Haven*

Premier Riverside Living In Campbellford

PHASE 3 | RELEASE TWO

[HAVENONTHE TRENT.CA](https://HAVENONTHE TRENT.CA)



70 MINUTES TO **KAWARTHA NORDIC SKI CLUB**  
**STONEY LAKE TRAIL**  
**KAWARTHA HIGHLANDS**  
**PROVINCIAL PARK**



**HIKING**  
**& SKIING**



**MATHISON CONSERVATION AREA**



**CAMPING**  
**& FISHING**



**CALLAGHAN'S RAPIDS**  
**CONSERVATION AREA**

**SEE NEXT PAGE FOR**  
**LOCAL AMENITIES IN**  
**CAMPBELLFORD!**

**TRENT UNIVERSITY**

**45 MINUTES TO**  
**PETERBOROUGH**

**BETHANY SKI RESORT**

**FLEMING COLLEGE**



**GOLFING**  
**& BOATING**



**BATAWA SKI HILL**

**GOODRICH-LOOMIS**  
**CONSERVATION AREA**

**45 MINUTES TO**  
**BELLEVILLE**

**55 MINUTES TO**  
**PRINCE EDWARD**  
**COUNTY**



**COBOURG BEACH**

**PORT HOPE**

LAKE ONTARIO

**50 MIN. TO**  
**NORTH BEACH**  
**PROVINCIAL PARK**



**75 MINUTES TO**  
**OSHAWA**

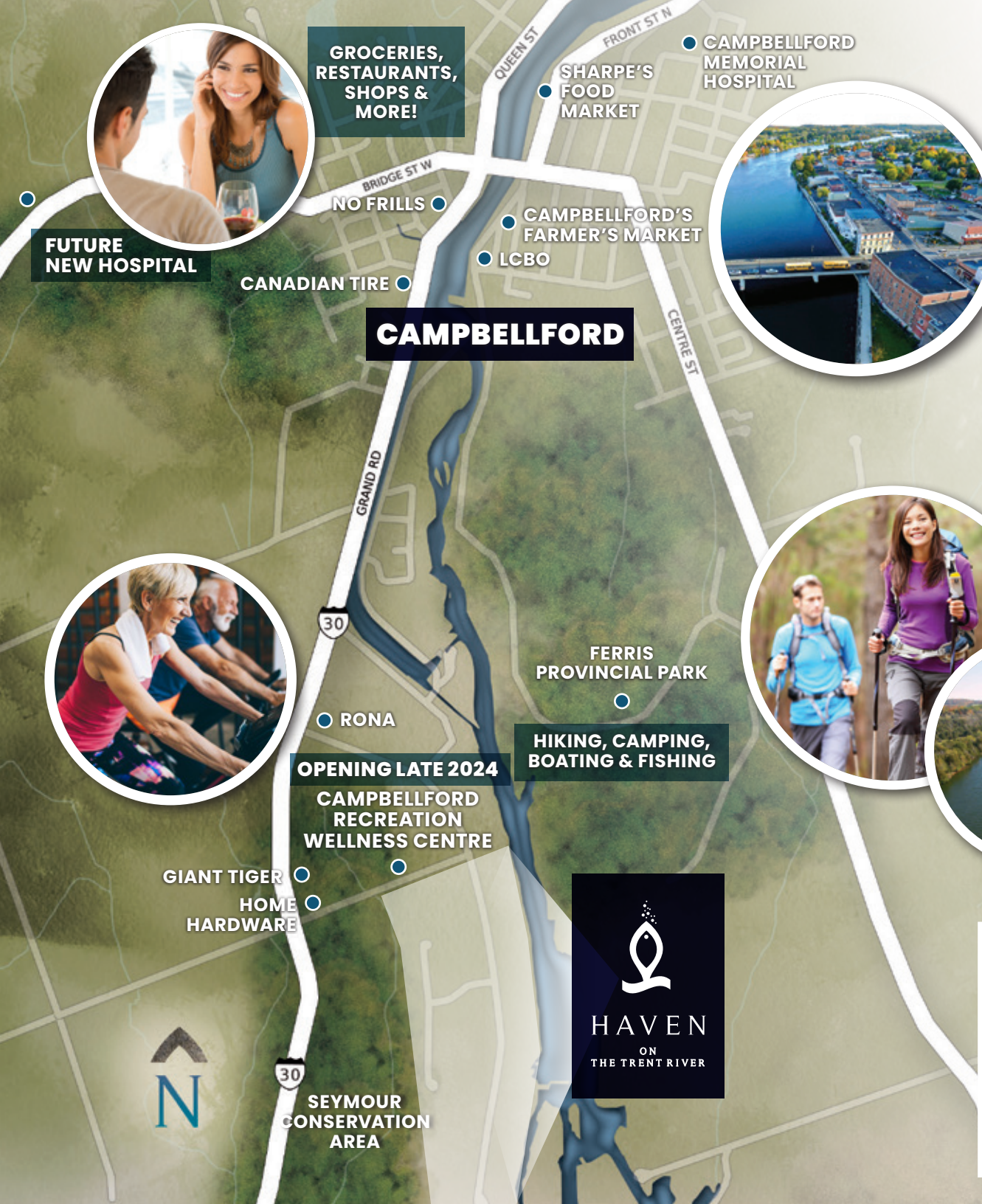
Map is artist's concept for illustrative purposes only. Map may not be exactly to scale. E. & O. E.

# WELCOME TO LIFE IN CAMPBELLFORD

Your Home In The Heart Of Nature

Haven is located just outside of the Kawarthas on the edge of Campbellford, a small town with a charming downtown and all the conveniences you need.

Backing onto the Seymour Conservation Area, Haven brings you close to nature with easy access to all your favourite outdoor activities year round.



GROCERIES, RESTAURANTS, SHOPS & MORE!

CAMPBELLFORD MEMORIAL HOSPITAL

SHARPE'S FOOD MARKET

FUTURE NEW HOSPITAL

NO FRILLS

CAMPBELLFORD'S FARMER'S MARKET

LCBO

CANADIAN TIRE

**CAMPBELLFORD**



FERRIS PROVINCIAL PARK

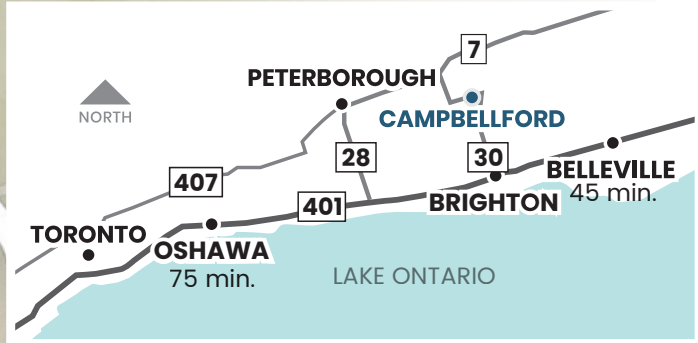
RONA

HIKING, CAMPING, BOATING & FISHING

OPENING LATE 2024

CAMPBELLFORD RECREATION WELLNESS CENTRE

GIANT TIGER HOME HARDWARE



FIND YOURSELF IN

*Haven*

SEYMOUR  
CONSERVATION  
AREA

PHASE 3  
CURRENT RELEASES

FUTURE PARK

FERRIS  
PROVINCIAL  
PARK

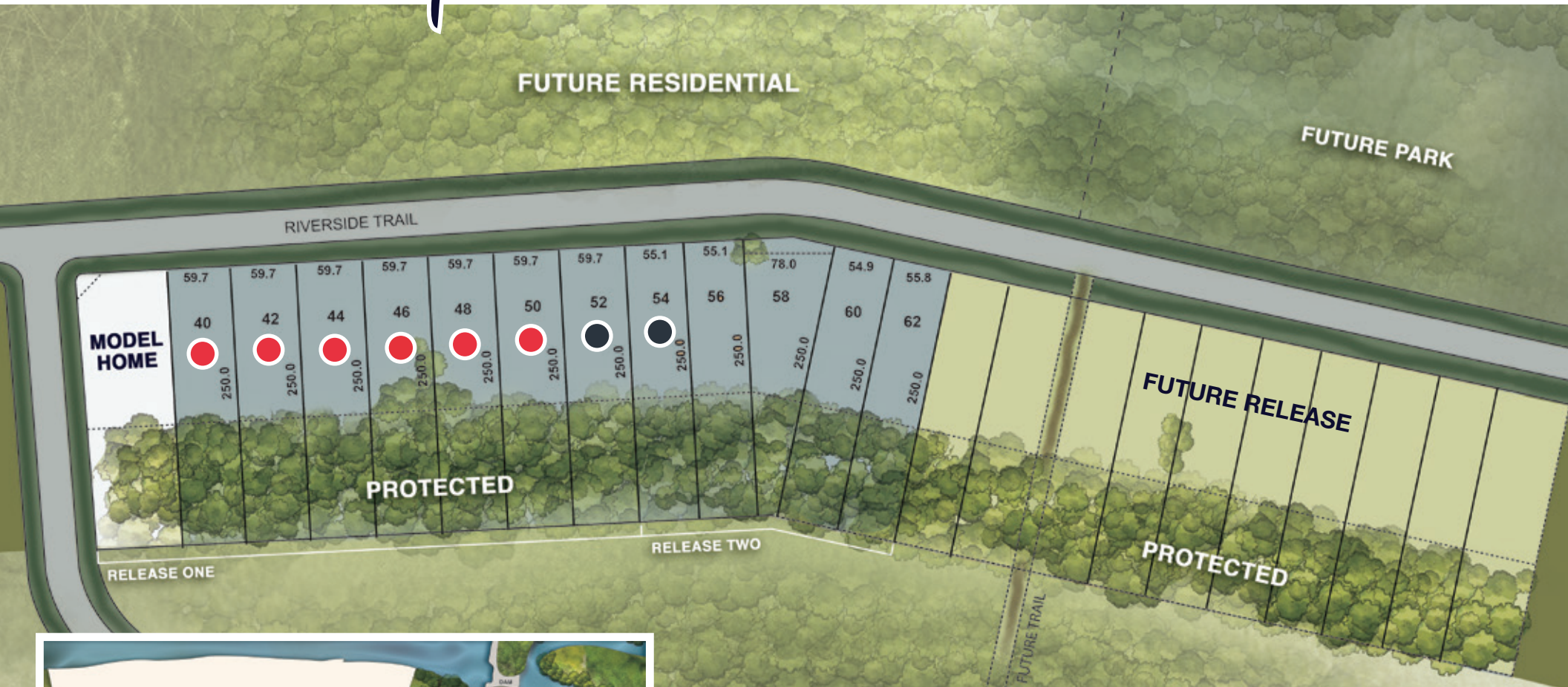
TRENT RIVER

**BUNGALOWS FROM \$779,900**

# FIND YOUR PLACE AT

# Haven

## PHASE 3 SITEPLAN



### LEGEND

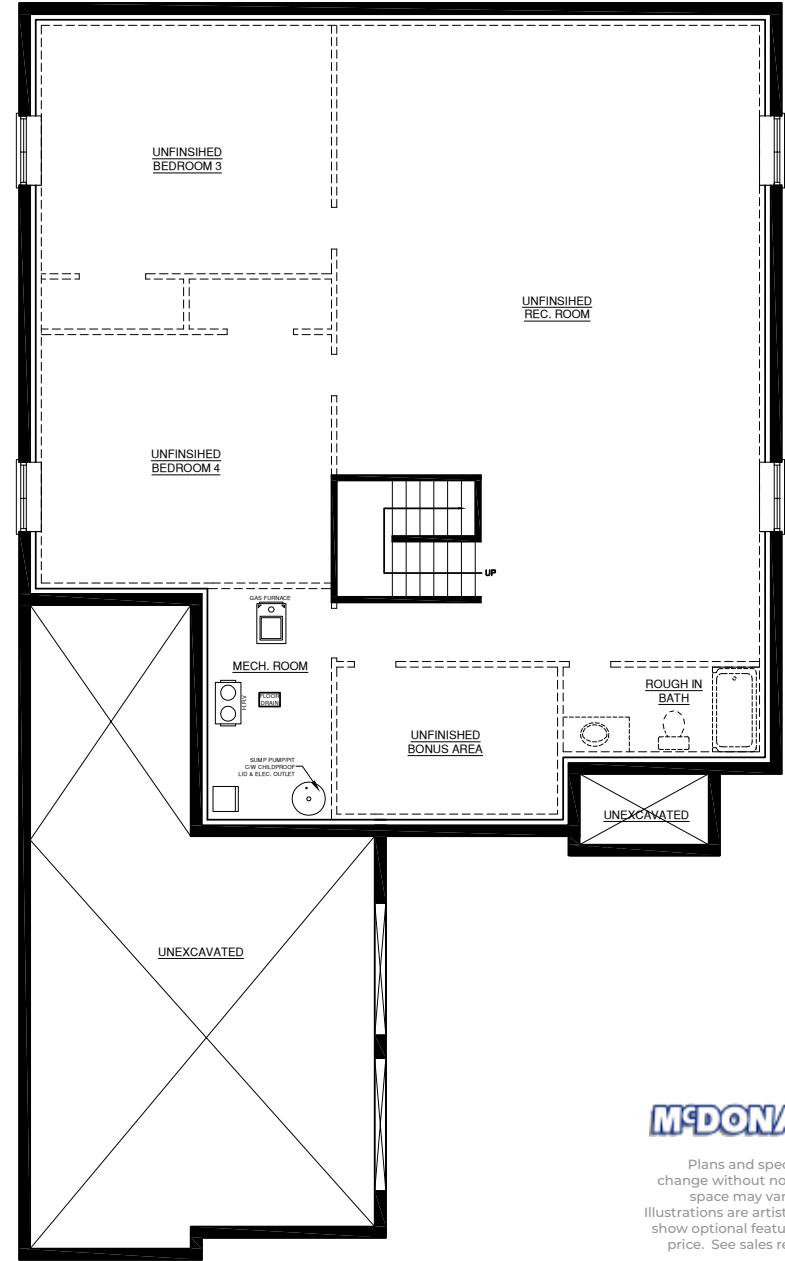
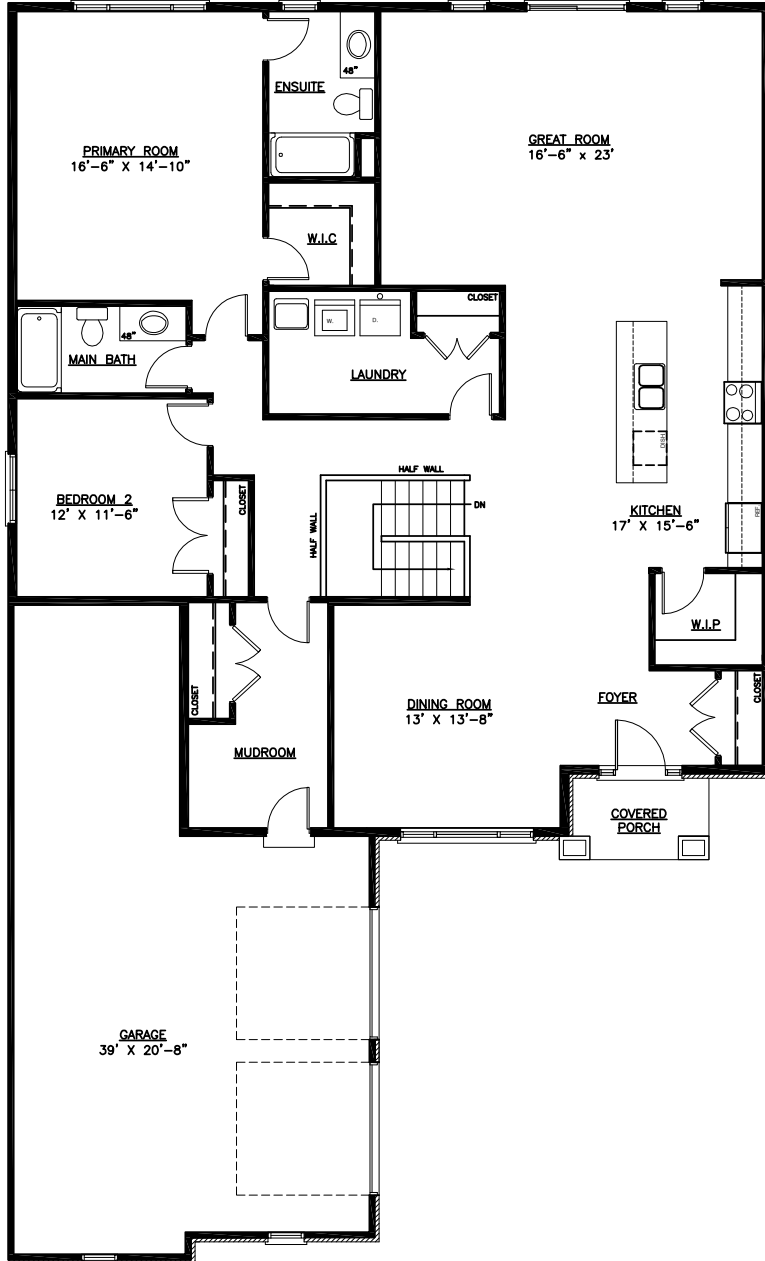
- INVENTORY HOME
- CONDITIONAL
- SOLD



Site plan is artist's concept. Lot dimensions are approximate and depend on final survey. Landscape areas and plantings are concepts only and may vary from finished landscape. See sales representative for more information. E. & O. E.

# THE CHESTNUT

2107 SQ.FT.

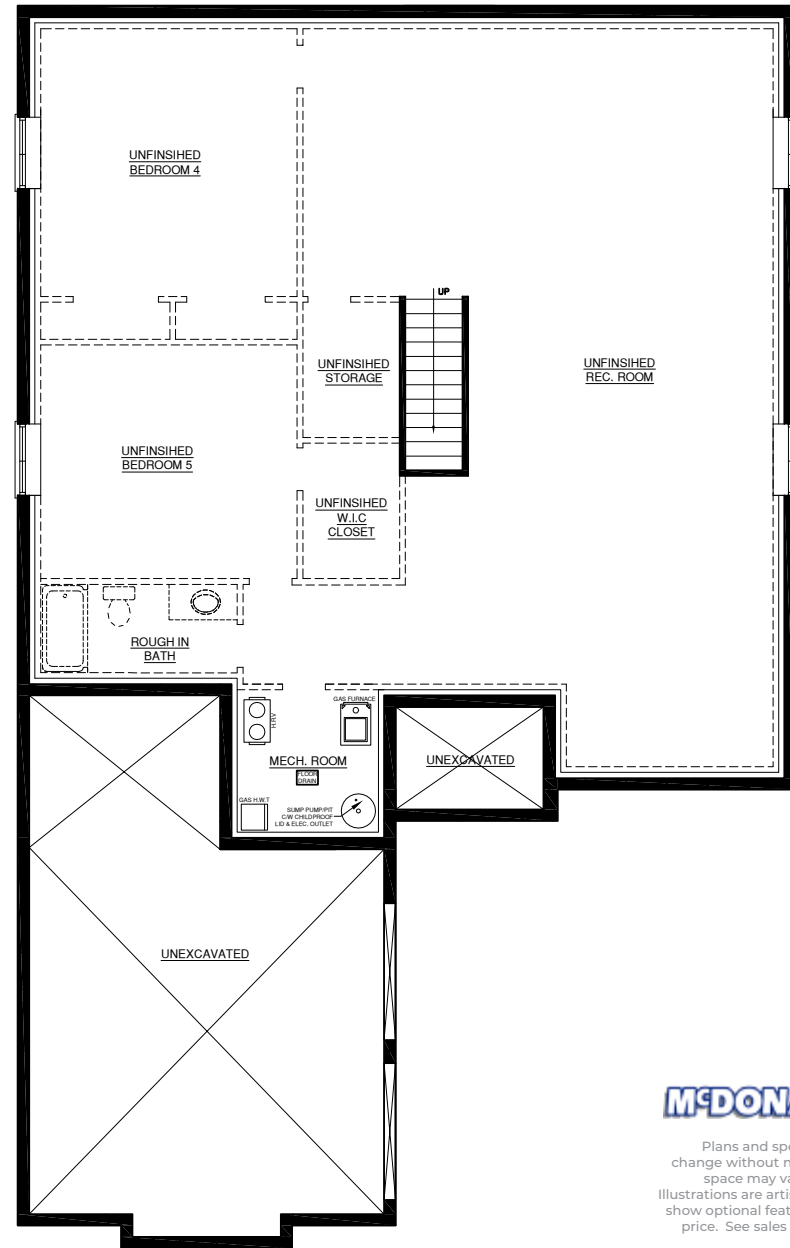
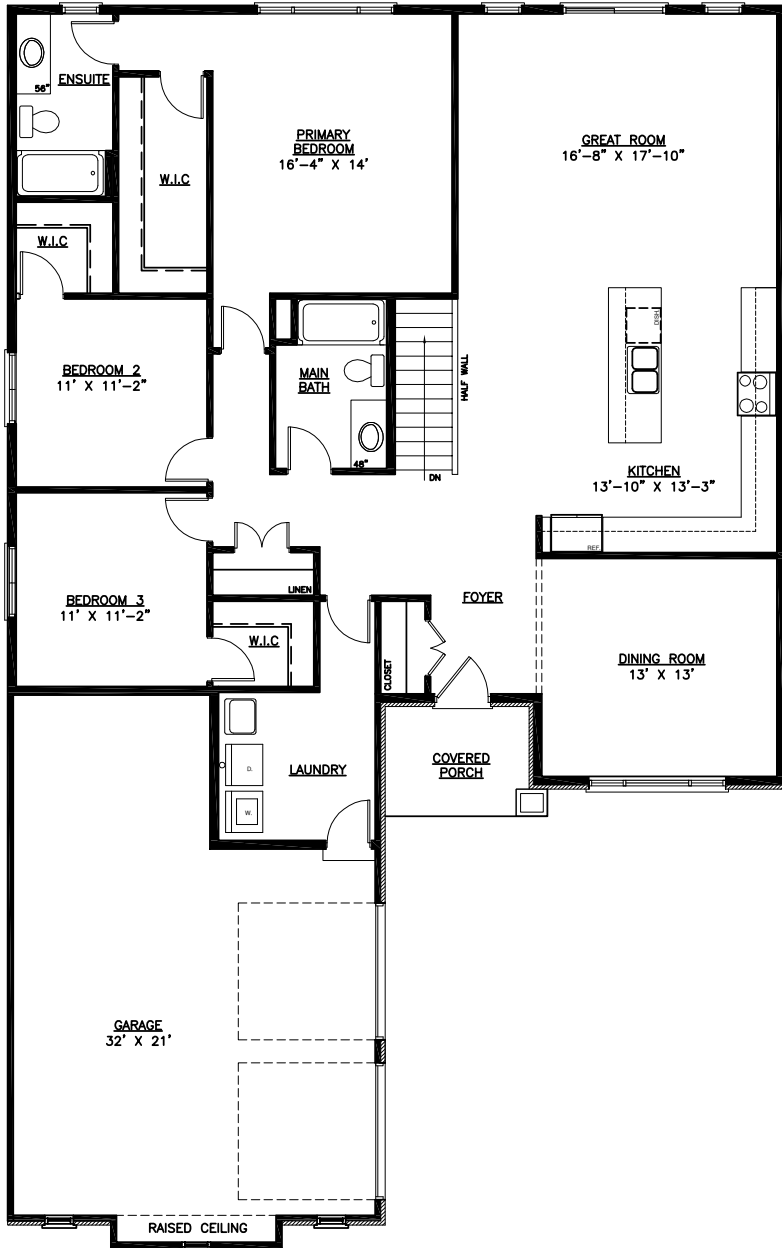


**MCDONALD** Homes

Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. Illustrations are artists concept only and may show optional features not included in base price. See sales representative for further information. E. & O. E.

# THE BIRCHWOOD

2003 SQ.FT.

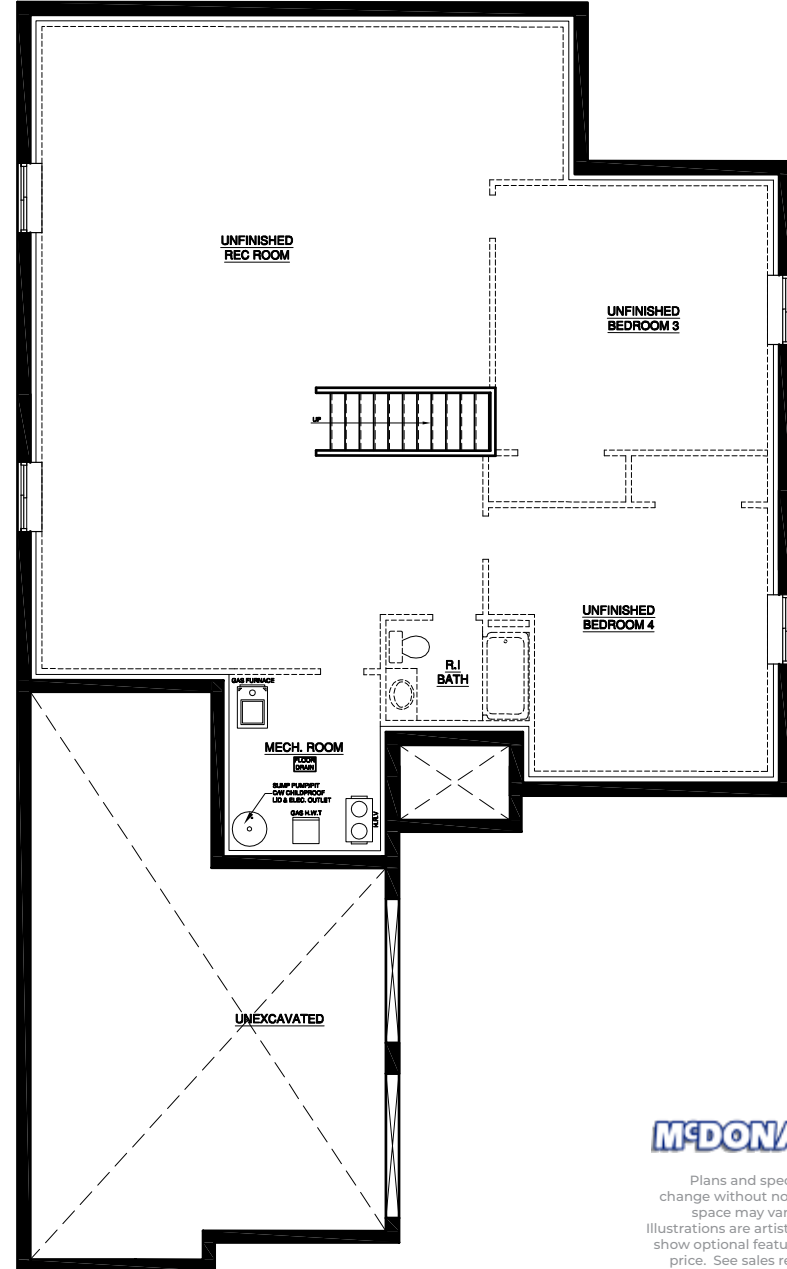
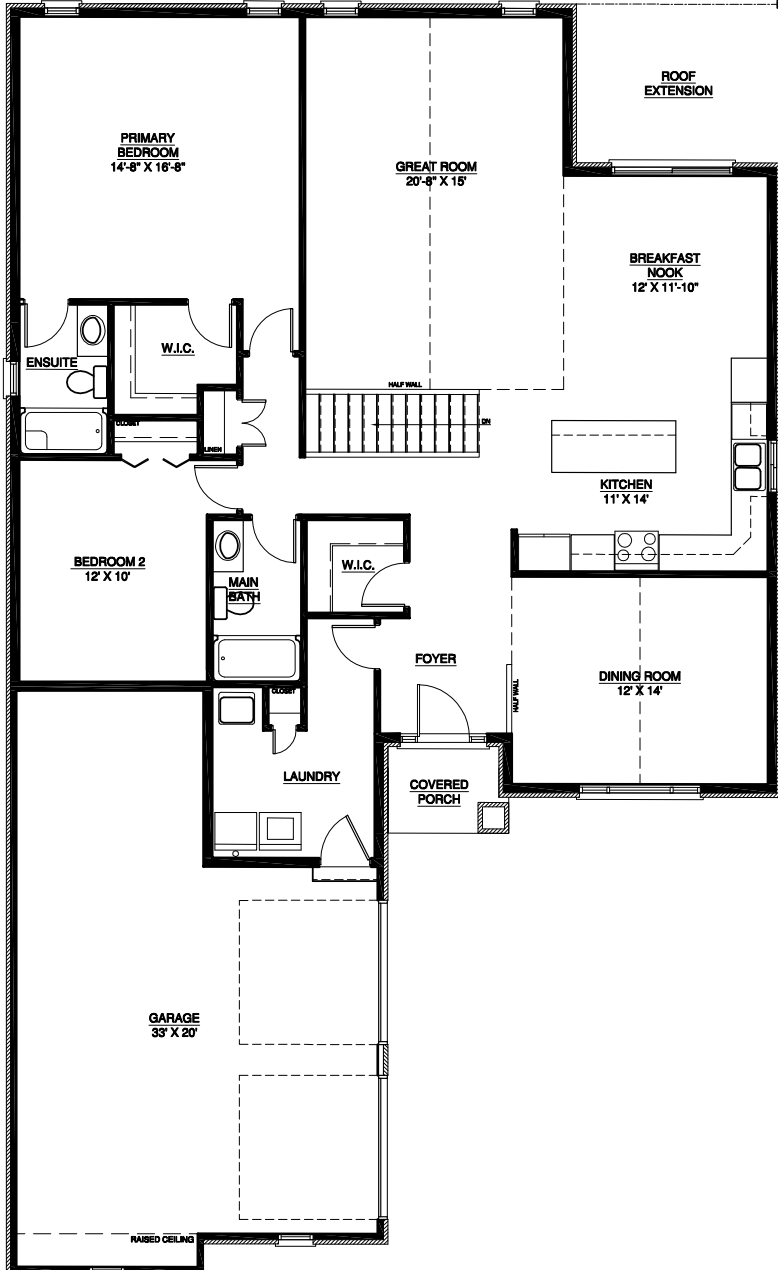


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# THE MAPLEWOOD

1933 SQ.FT.



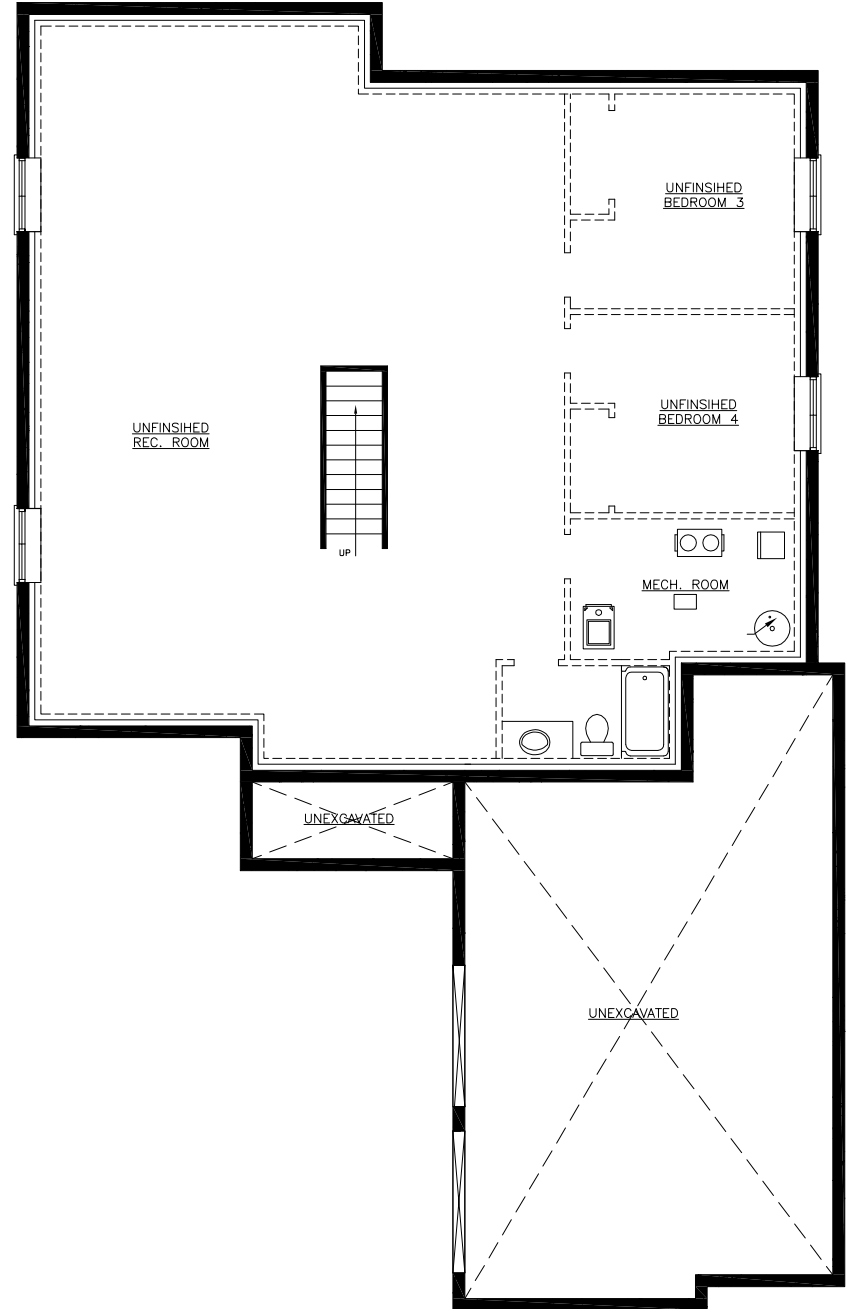
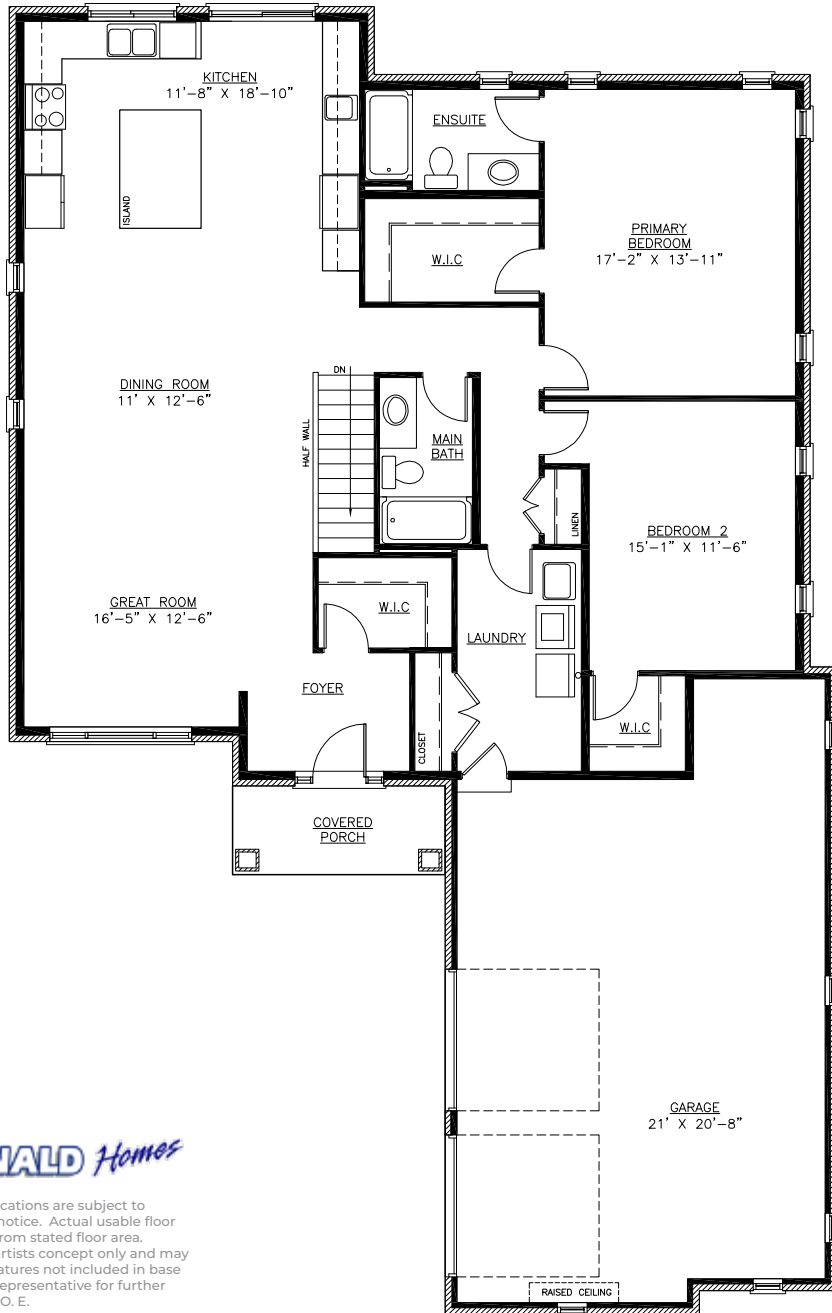
**McDONALD** Homes

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# THE OAKWOOD

1815 SQ.FT.

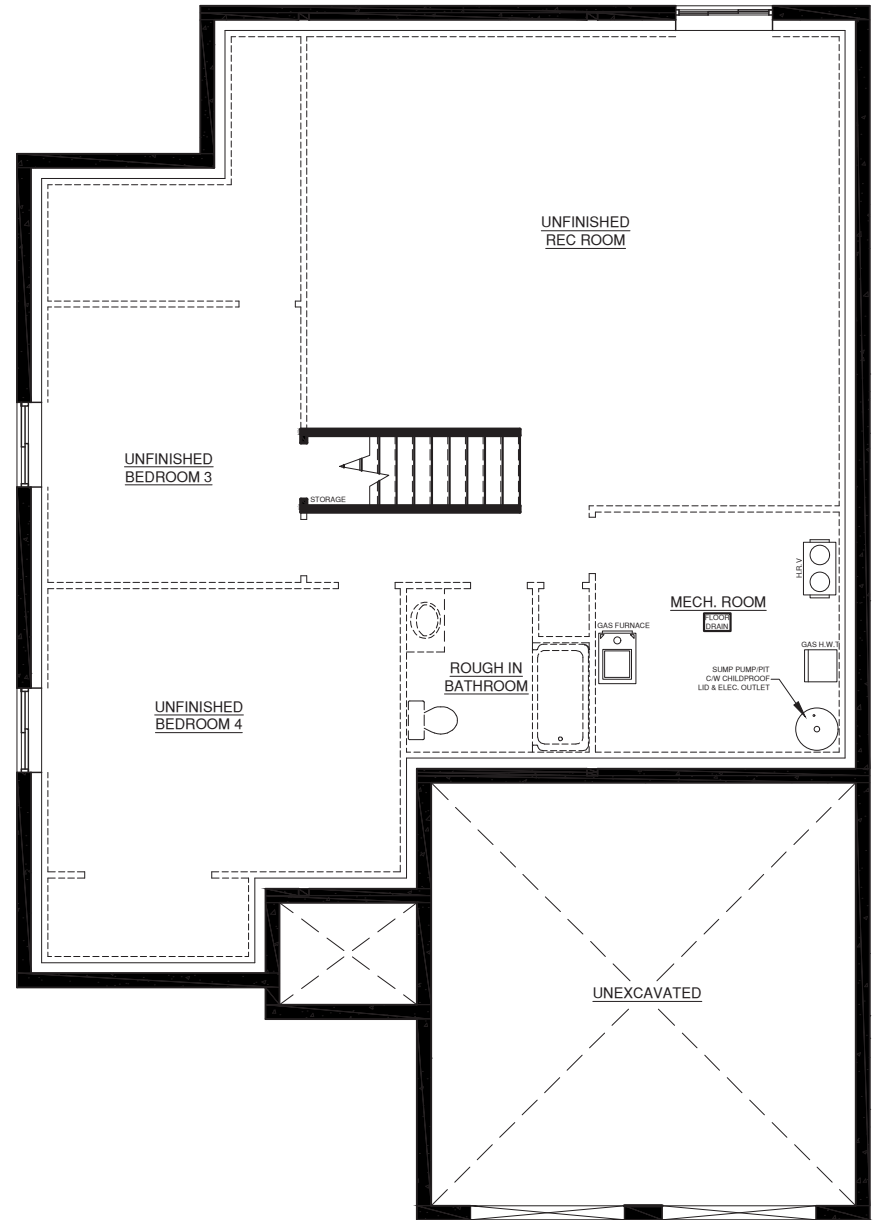
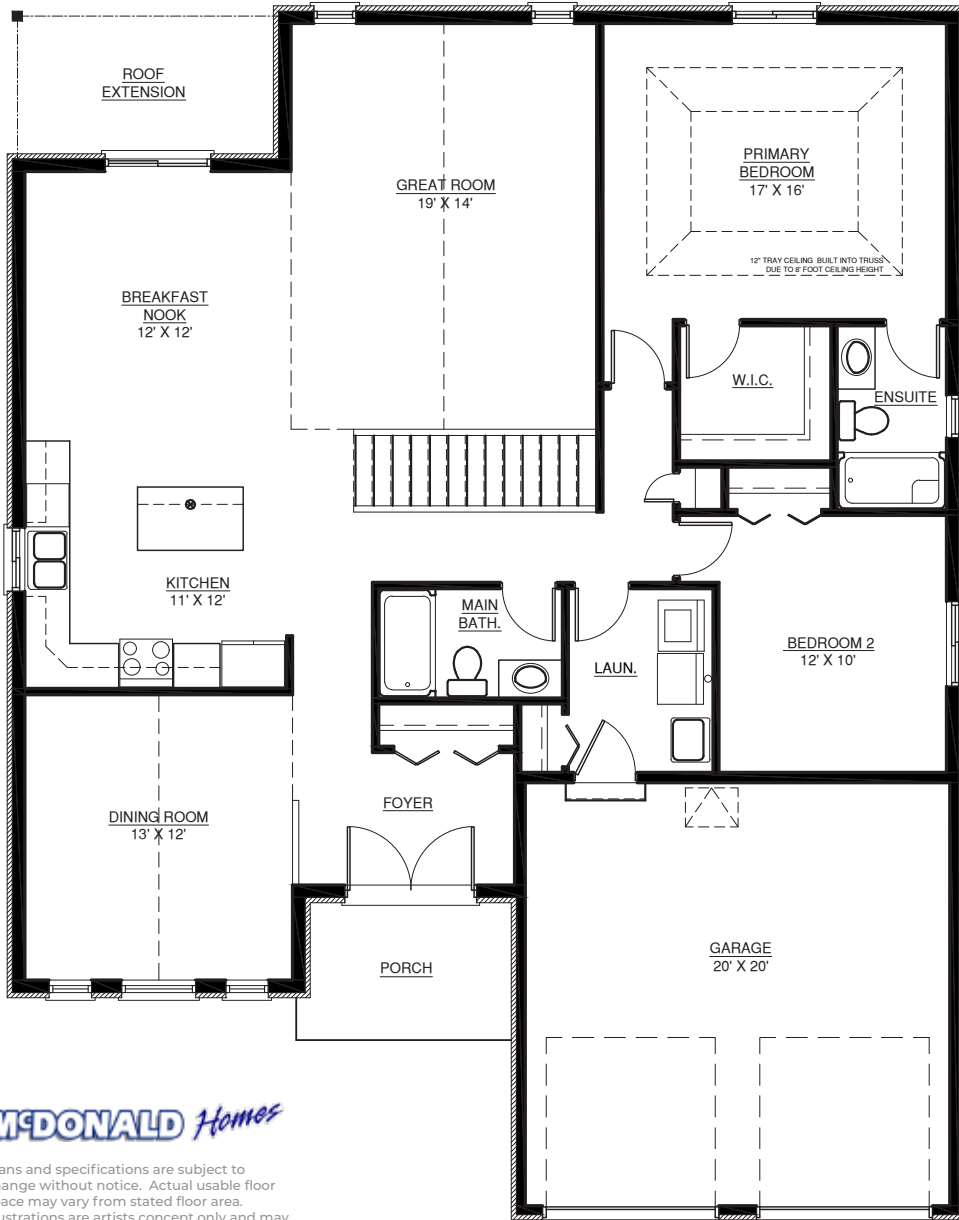


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# THE BASSWOOD

1778 SQ.FT.

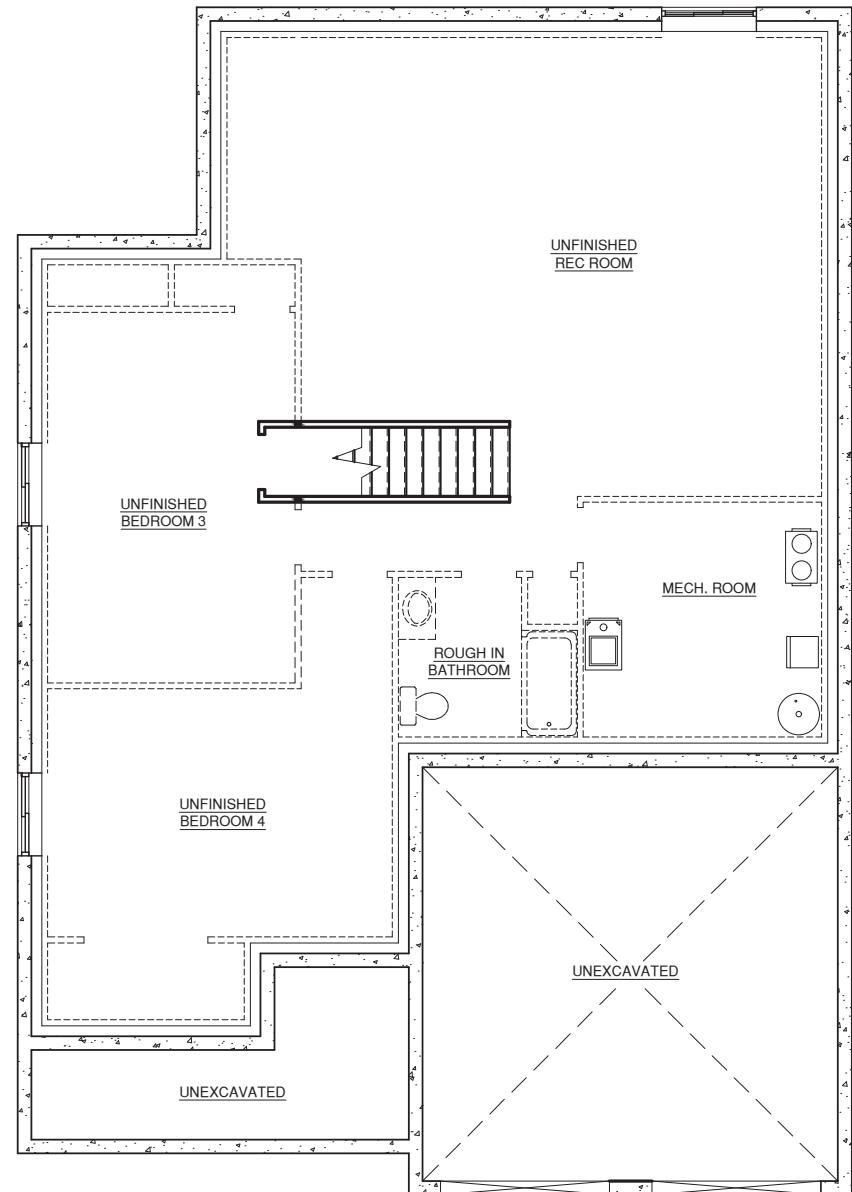


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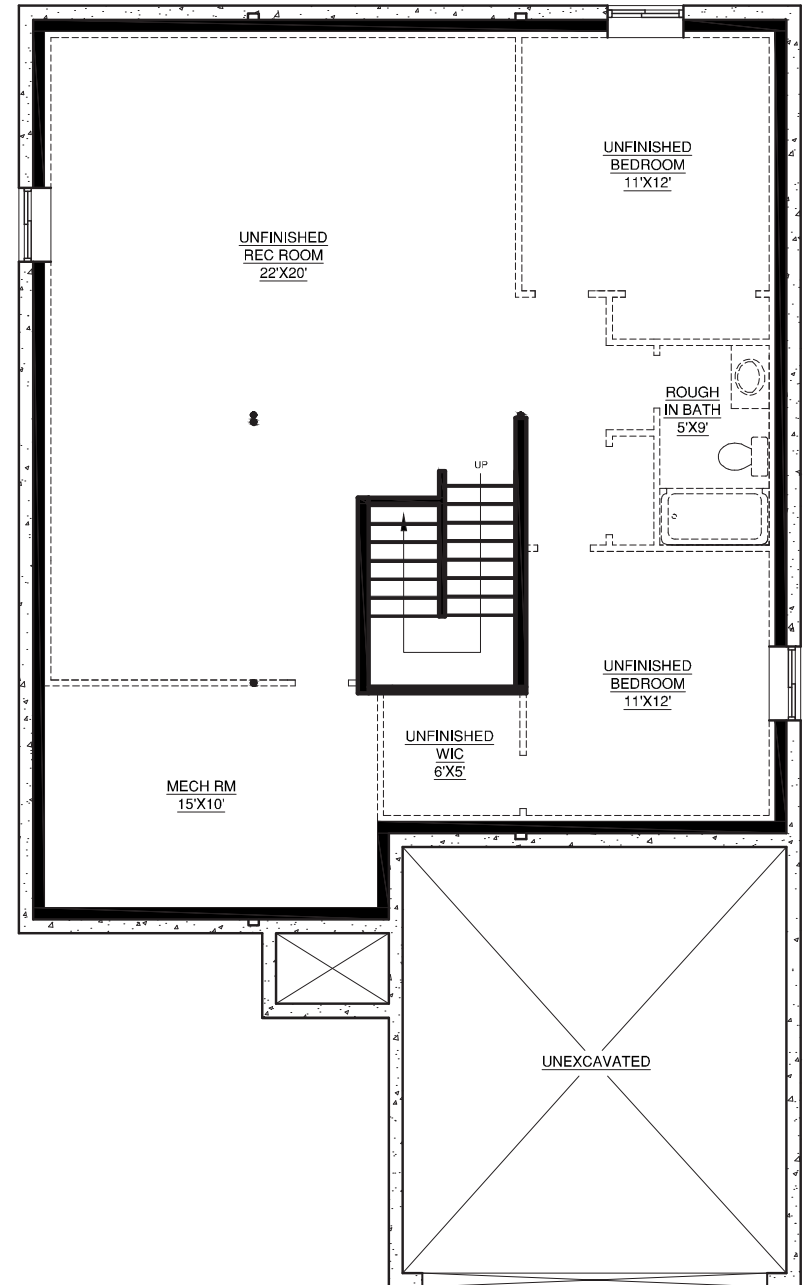
# THE CEDARWOOD

1635 SQ.FT.



# THE ASHWOOD

1549 SQ.FT.

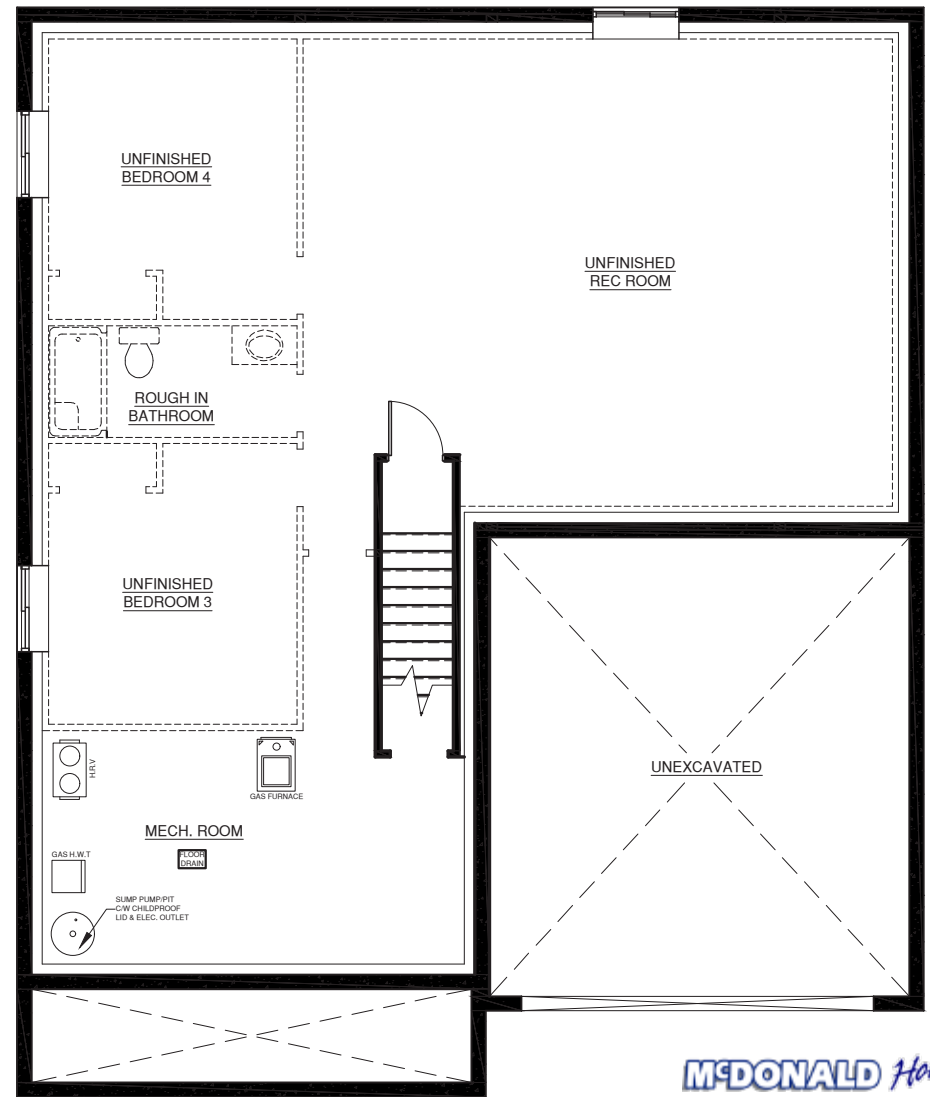
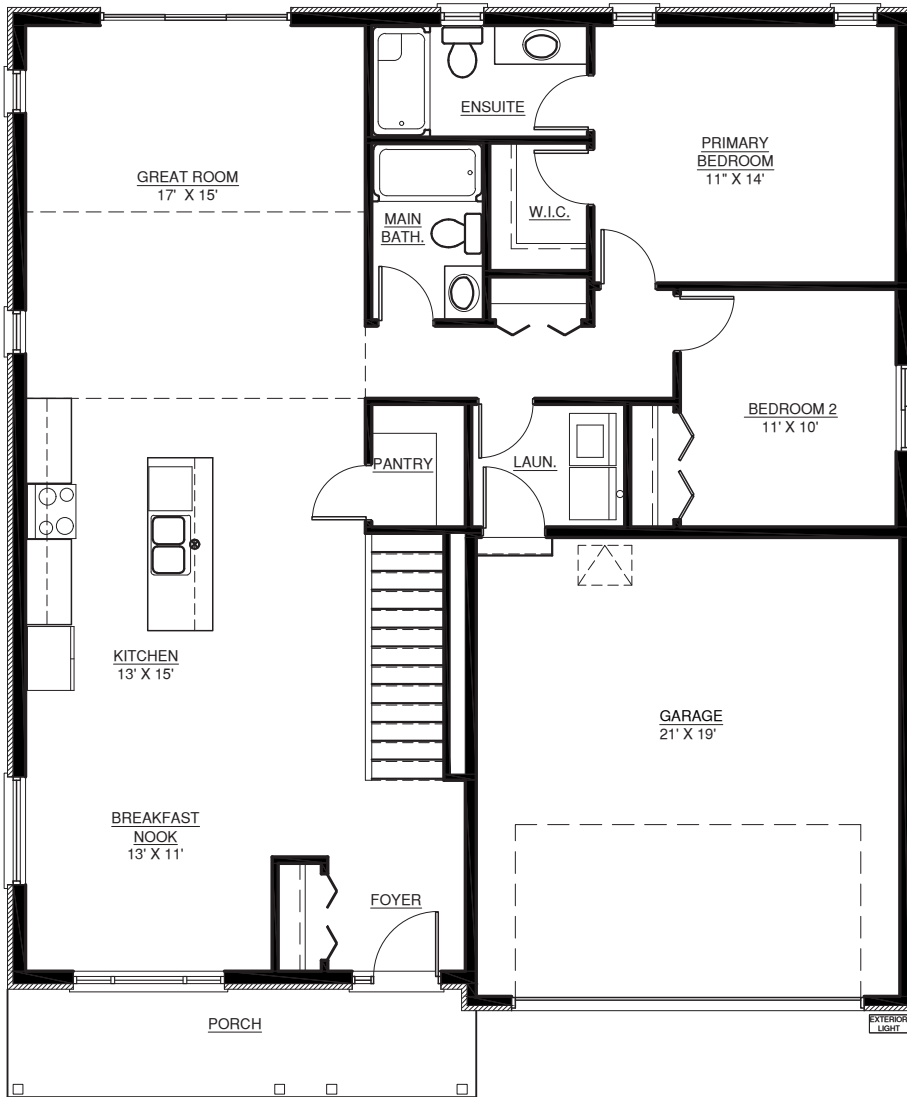


**McDONALD** Homes

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# THE DOGWOOD

1485 SQ.FT.

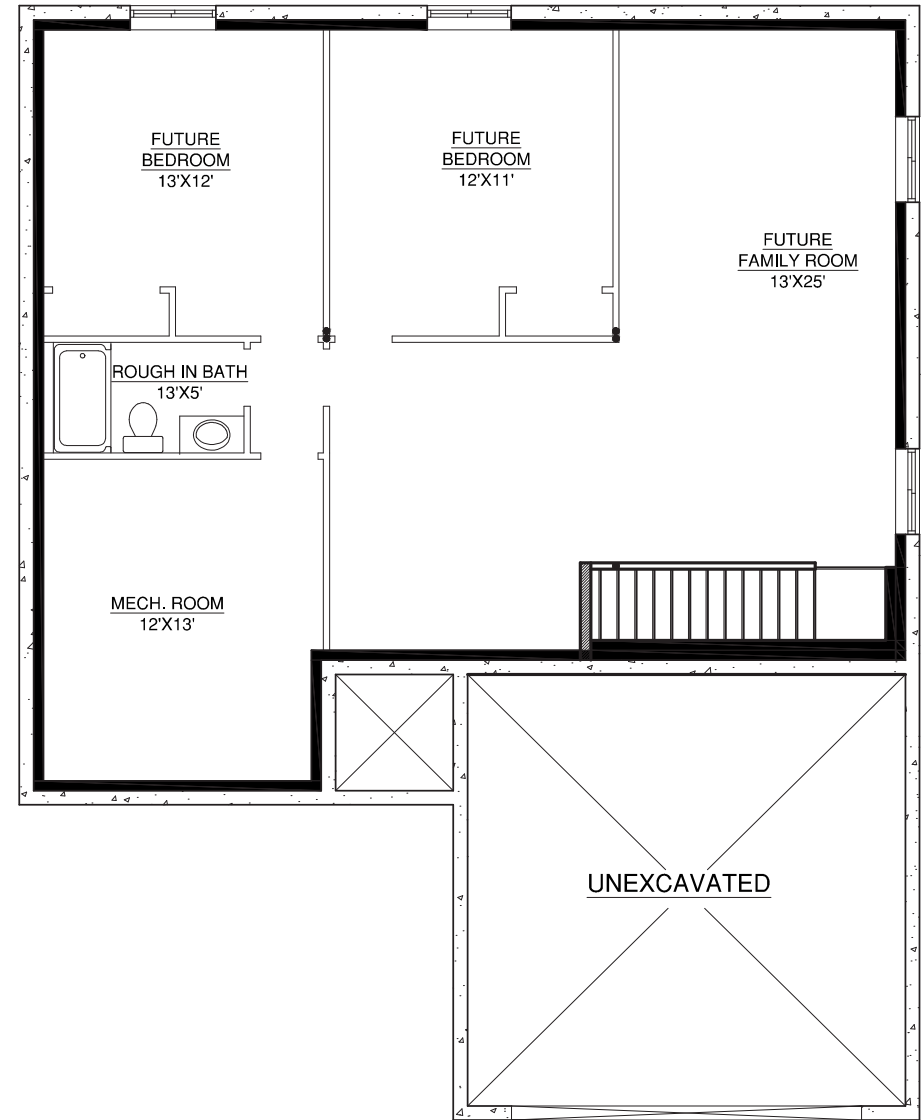
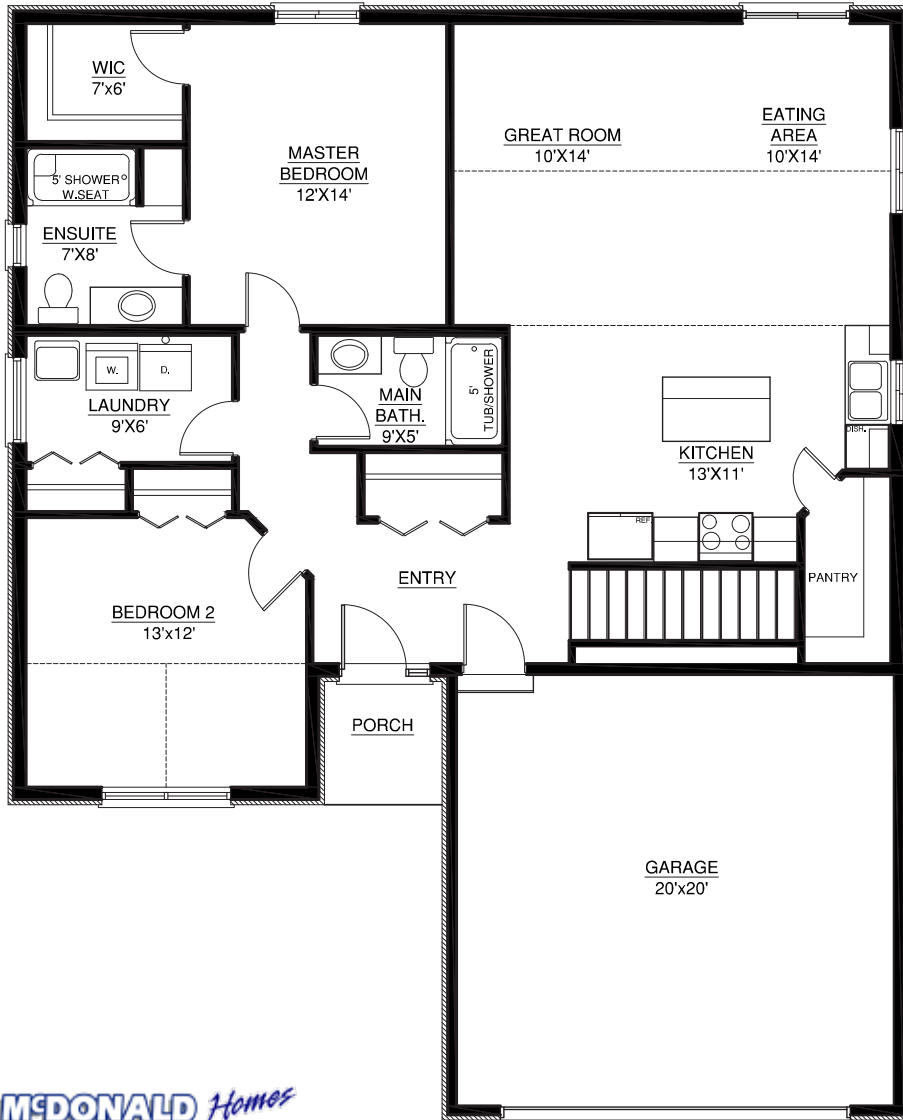


**McDONALD** Homes

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# THE ELMWOOD

1402 SQ.FT.



**McDONALD** Homes

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# EXPERIENCE LUXURY AT

# Haven

## FEATURES & FINISHES

### GENERAL

- Lot is included in the price
- Home is registered with TARIION warranty Program ([tarion.com](http://tarion.com))
- TARIION registration fee included
- Builder pays associated Government taxes and all permit costs
- Purchaser agrees to assign any government rebates back to Builder
- House professionally cleaned prior to completion

### CONSTRUCTION & FRAMING

- Poured concrete foundation walls on concrete footings
- Drainage system around perimeter of foundation including damp proofing and dimple sheet membrane
- Sump pump pit and submersible pump supplied and installed
- 2"x6" spruce exterior walls with 7/16" OSB sheathing, complete with air barrier wrap
- 2"x10" floor joists with bridging (or engineered floor system at Builders discretion)
- 5/8" T&G floor sheathing
- Construction adhesive and screws applied to floor sheathing
- 7/16" OSB roof sheathing
- 100% kiln dried engineered wood roof trusses
- 2"x4" framed garage (not insulated)
- Fume protected wall between garage and house
- Pre-engineered wood trusses with roof pitch as per plan
- 8ft ceilings throughout Main Floor, except for areas with vaulted ceiling

### WINDOWS & DOORS

- Hi-efficiency & maintenance free Energy star rated windows
- Vinyl windows complete with screens
- Vinyl clad jamb, insulated steel front exterior door
- Insulated, self-closing garage exterior entry door
- Patio doors as per plan
- Pre-finished insulated sectional steel garage overhead door
- All exterior openings sealed and caulked to minimize heating/cooling costs
- Basement windows as per plans

### ROOFING

- Premium Owens Corning (Duration Series) Lifetime Warranty; wind warranty of 130MPH
- Coloured valley flashing and ample roof vents
- Synthetic membrane underlay

### EXTERIOR DETAILS

- Brick on 4 sides as per elevations. Some plans show elevations with Stone, composite wood siding or other exterior finishes that may be available as an upgrade and at an additional cost to the Buyer
- Maintenance free aluminum soffit and fascia
- 5" seamless eaves trough and downspouts
- Front entrance as per floor plan
- Crushed gravel driveway ready for surfacing (Driveway to be paved by Purchaser within 1 year of occupancy)
- 100 Sq.ft. pressure treated wooden deck, location to be determined

- Sod installed in disturbed areas of lot. The Haven On The Trent subdivision is designed to maintain some treed and naturalized green space including within the property boundaries of some lots. Areas above retaining walls, treed areas or other naturalized areas will not be landscaped or sodded by McDonald Homes

### HEATING AND VENTING

- High efficiency forced air natural gas furnace complete with Central Air Conditioning
- Energy efficient Heat Recovery Ventilator (HRV)
- HRV high-speed switches in bathrooms and laundry
- Programmable thermostat
- Dryer vent installed to exterior
- Some plans may show gas or electric fireplaces. All fireplaces are optional and may be available to the Buyer at an additional cost

### PLUMBING

- Quality Moen plumbing faucets
- Double, stainless steel kitchen sink
- Bathrooms includes low maintenance one-piece tub/shower with water saving toilet. Some plans may show 1-pc shower or tile / glass shower which is an upgrade that is available to Buyers at an additional cost
- Bathroom vanity white thermo-foil base with laminate counter-top & white oval sink
- Natural gas on demand water heater is leased and contract to be assumed by Purchaser
- Single lever faucets throughout; Posi-temp in tub & shower

- Washer and dryer hook ups
- Two exterior frost-free hose bibs (with interior shut off)
- Rough-in for future full bath in basement
- Rough-in for dishwasher
- Pex water supply lines

### ELECTRICAL

- Copper wiring throughout
- 200-amp electrical service with circuit breaker panel
- All services underground
- Two exterior ground fault receptacles (one at front, one at back or by deck area)
- Builder supplied lighting package or \$800 lighting allowance
- Door chime & receptacle for customer supplied over the range microwave (internal venting design)
- Overhead lights in all rooms except living/ great room
- Smoke & Carbon monoxide detectors wired to electrical panel
- Rough-in for up to 6 outlets for phone/cable/satellite outlets
- Electrical receptacles in garage for future garage door opener and future central vac

### DRYWALL AND INSULATION

- Insulation is R- 60 in attic, R-22 in main floor exterior walls, R-20 basement
- 6ml Polyethylene vapour barrier
- ½" drywall fastened with screws
- Resilient channel on main floor ceilings

## INTERIOR FINISHING

- One coat primer & two latex finish coats of paint (your choice of 2 paint colours) on all painted wall surfaces. Semi-gloss white for trim & doors and Flat white for ceilings
- Customer's option of Luxury Vinyl Plank or Laminate flooring all common areas of main floor. Luxury Vinyl Tile in the wet rooms of the main floor. If the stairs to the basement are in a finished area of the home they will clad in carpet.
- Exterior locksets keyed alike complete with deadbolts
- Privacy passage lock sets in all bathrooms
- Hinge pin or spring doorstop on all bathrooms
- Brushed nickel hardware
- Kitchen cabinets & counter tops chosen from Builder's samples (allowances may apply)
- 2 panel doors on all interior doors, bi-fold doors on closets
- Colonial trim package throughout
- Vinyl coated wire shelving in closets and pantries
- ½ height wall around stair openings, where applicable (some plans may show railing/guard around stairs which is an optional upgrade to that is available to Buyers at an additional cost)
- Rough in for central vacuum

## OTHER INFORMATION

- Plans can be altered to suit your needs. Design fees and upgrade costs will apply
- Specifications may change without notice in accordance with TARIION Warranty Program
- Builder reserves the right to exercise architectural control
- All dimensions are approximate. Information subject to change without notice. The square footage is calculated from the outside dimension of the building on the first floor. Garages, attics and unfinished area in the basement are not included in the calculations. Basement columns, hot water heater and furnace locations are not final and may be changed as per builder's requirements. Plans may be reversed in accordance with engineering and municipal requirements. Number of steps may vary due to grade. Windows vary as per site conditions and grading considerations. Actual usable floor space may vary from the stated floor area.
- Various upgrades available at additional cost to purchaser

Materials, measurements, features, finishes, sizes & specifications are subject to change without notice. E.&O.E. Please see a Sales Representative for details. Last updated 09-29-2021.

# MAKE IT YOUR OWN AT HAVEN

At Haven you have the opportunity to make your home truly your own with a vast selection of interior finishes to choose from.

Meet with the design team in our dedicated design studio where you can view all the interior finishes conveniently in one location. The design team works with you every step of the way to ensure all your needs are met in your new home in Haven.

## POPULAR UPGRADES TO CONSIDER:

- Fireplace
- Hard-surface counter tops i.e. Quartz
- Tiled shower with or without glass door
- Interior or exterior pot lights
- Decorative interior railings
- 9' Ceilings







# BOOK A SALES APPOINTMENT OR CONTACT US TODAY!

Contact our team for pricing and current lot availability or questions about Haven on the Trent.

Book a sales appointment to make a purchase and go over your home design selections and details with our sales team.

**Diana Scott**

REALTOR® - Royal LePage ProAlliance Realty

[info@havenonthetrent.ca](mailto:info@havenonthetrent.ca)

613.661.0900

Developed By



Experience. The Difference.™