HAVEN
ON
THE TRENT RIVER

PHASE 4
NOW SELLING



FIND YOUR PIECE OF *Haven*

Premier Riverside Living In Campbellford

HAVENONTHETRENT.CA



GROCERIES, RESTAURANTS, SHOPS & MORE!

QUEEN ST

FRONT ST N

CAMPBELLFORD MEMORIAL HOSPITAL

SHARPE'S FOOD MARKET



BRIDGE ST W

NO FRILLS

CAMPBELLFORD'S FARMER'S MARKET

LCBO

FUTURE NEW HOSPITAL

CANADIAN TIRE

CAMPBELLFORD

CENTRE ST

GRAND RD

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.









30

RONA

FERRIS PROVINCIAL PARK

HIKING, CAMPING, BOATING & FISHING

CAMPBELLFORD RECREATION WELLNESS CENTRE

GIANT TIGER

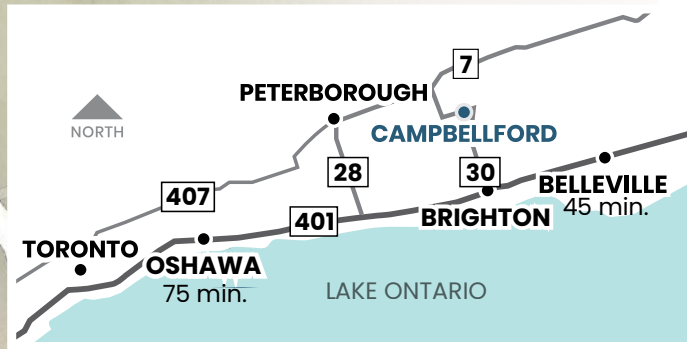
HOME HARDWARE

HAVEN ON THE TRENT RIVER

30

SEYMOUR CONSERVATION AREA

N





LIVE ALONG THE TRENT RIVER

PHASE 3

LIMITED LOTS REMAIN

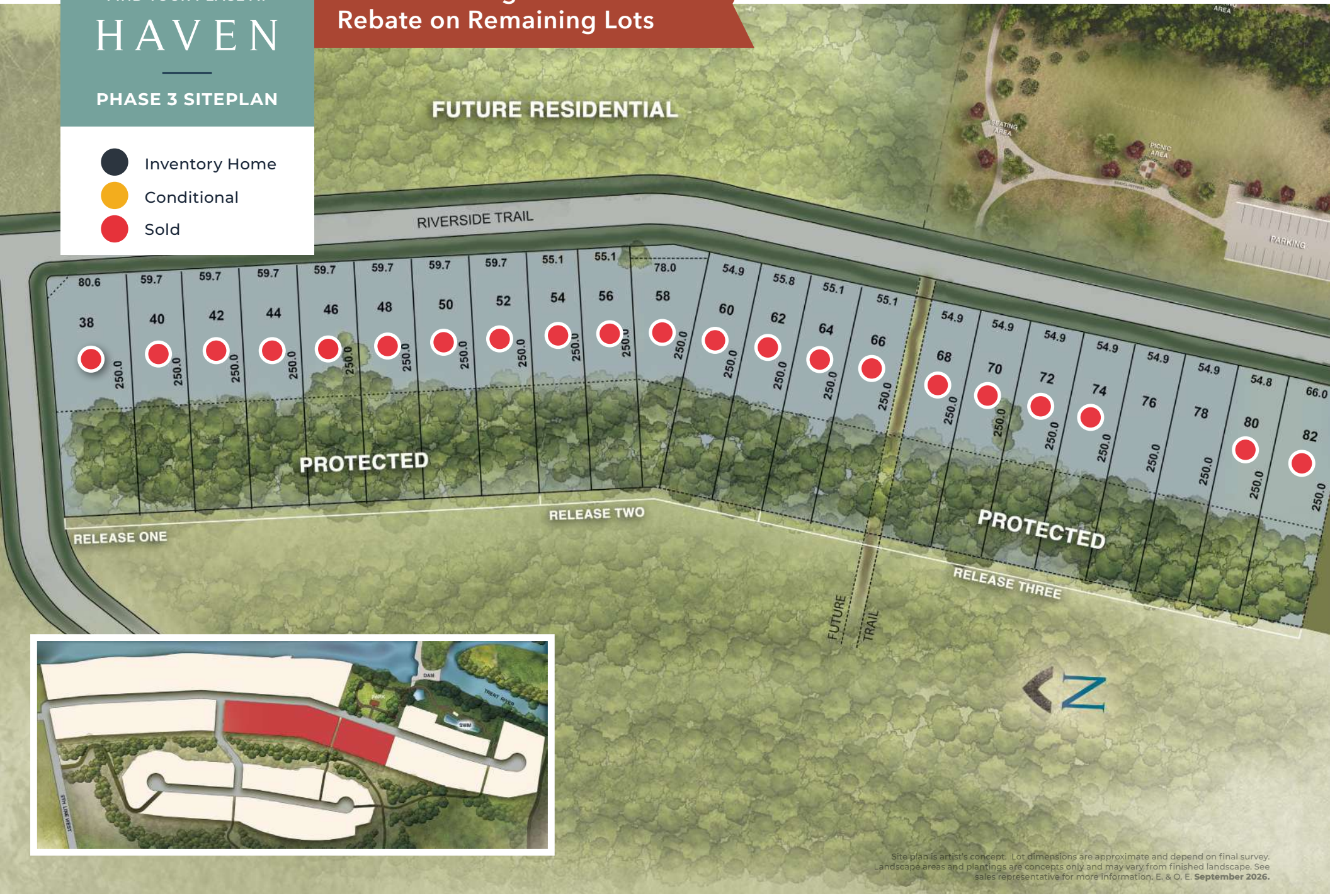
FIND YOUR PLACE AT

HAVEN

PHASE 3 SITEPLAN

- Inventory Home
- Conditional
- Sold

Take Advantage of the HST Rebate on Remaining Lots



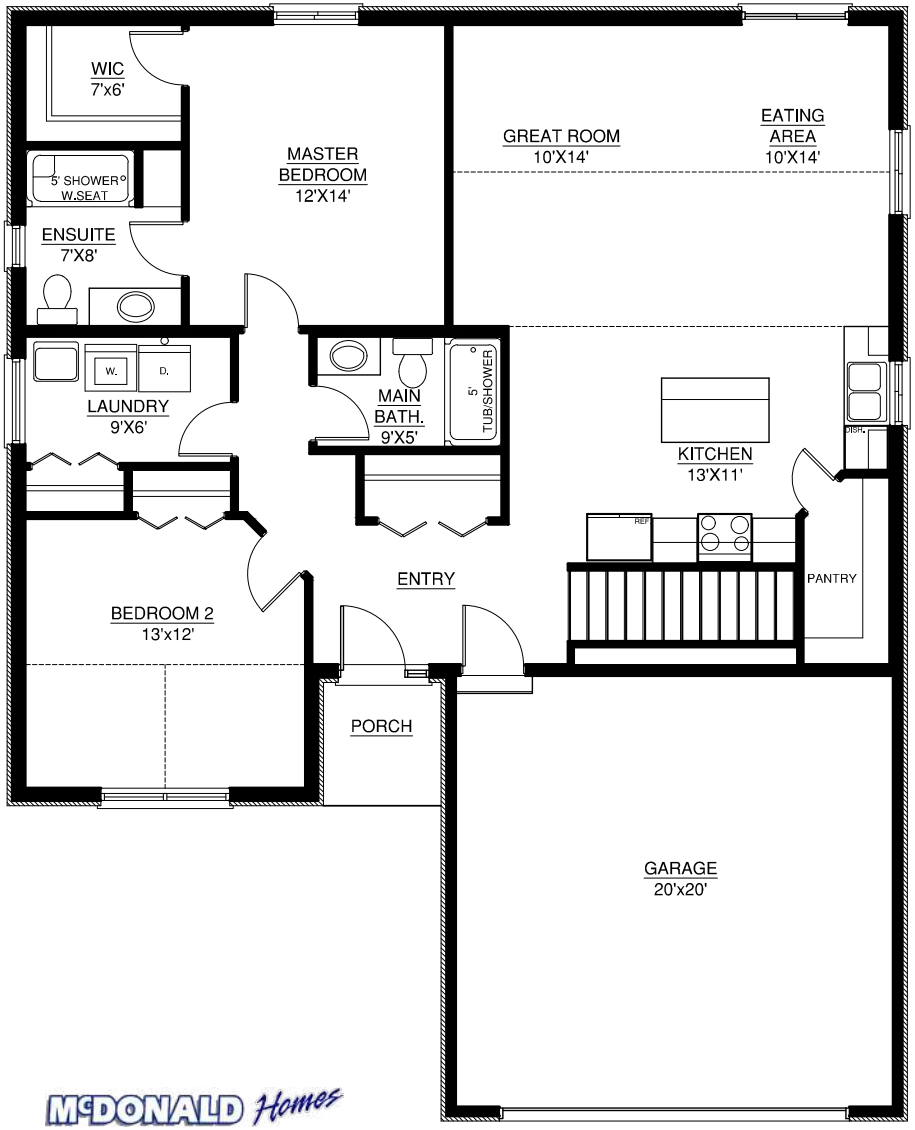
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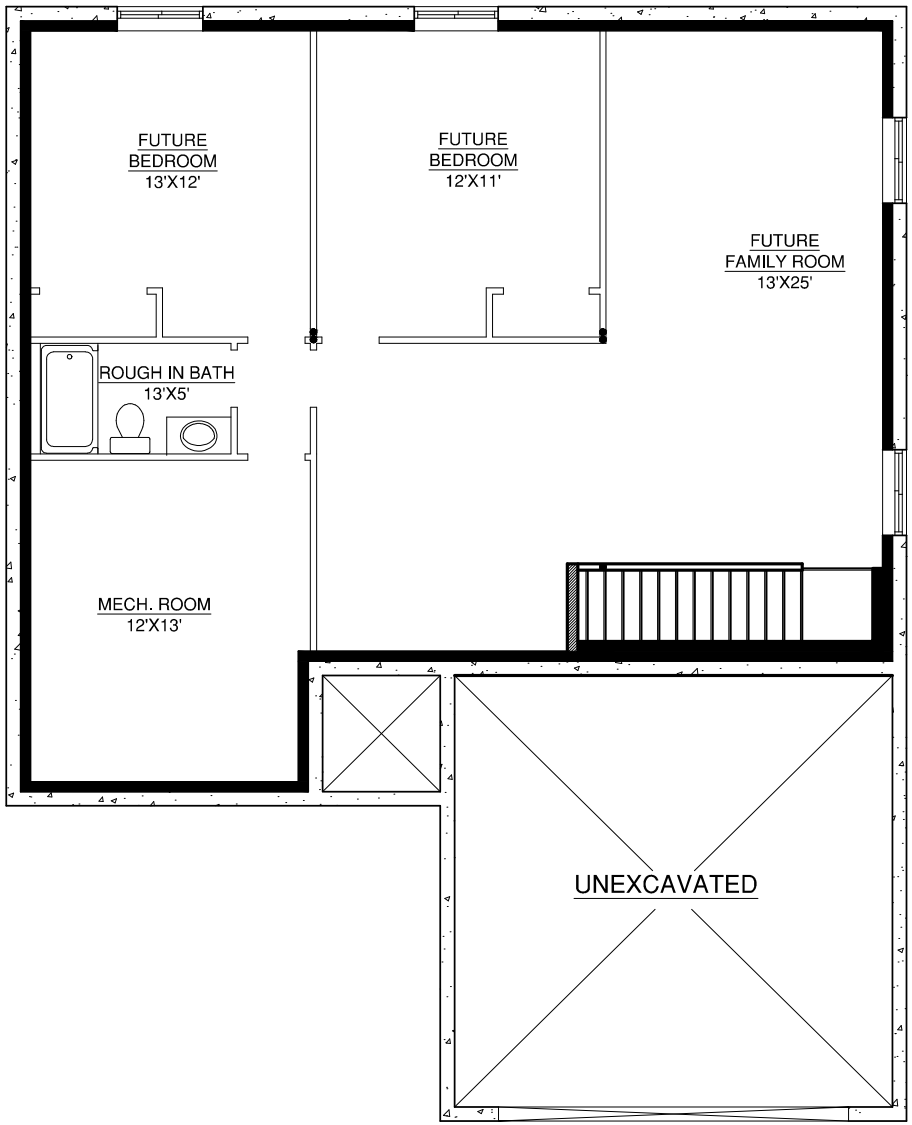
PHASE 3

THE **ELMWOOD**

1,422 SQ.FT. | 2 BEDROOM | 2 BATHROOM







McDONALD Homes

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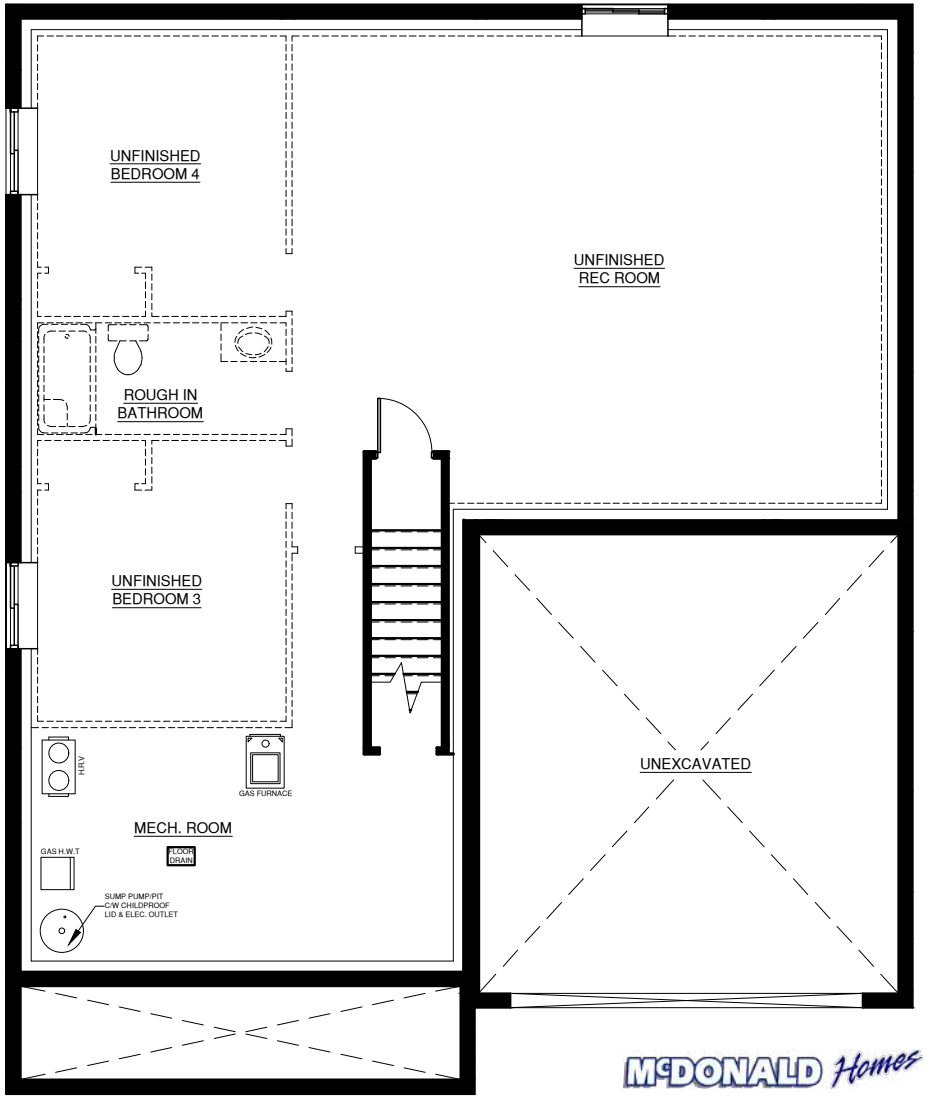
PHASE 3

THE **DOGWOOD**

1,485 SQ.FT. | 2 BEDROOM | 2 BATHROOM







McDONALD Homes

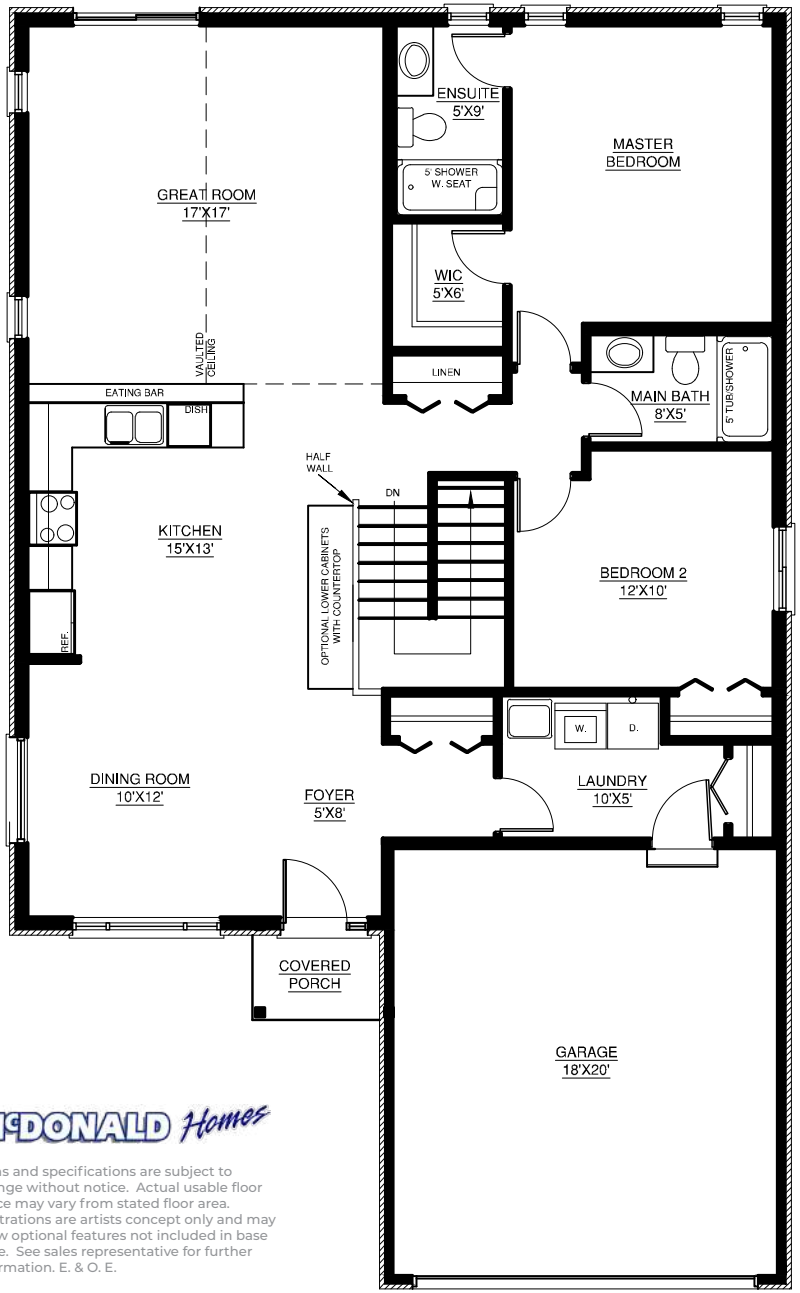
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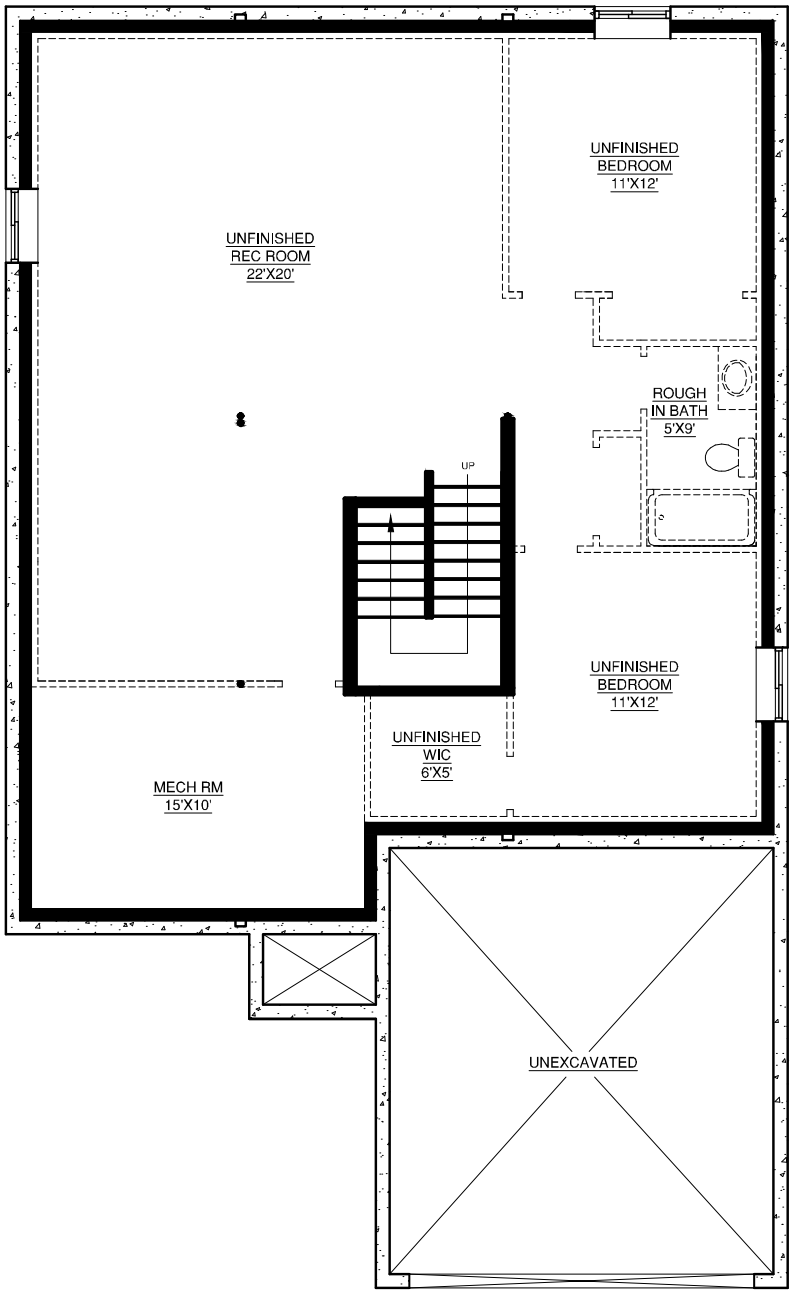
PHASE 3

THE **ASHWOOD**

1,549 SQ.FT. | 2 or 3 BEDROOM | 2 BATHROOM







McDONALD Homes

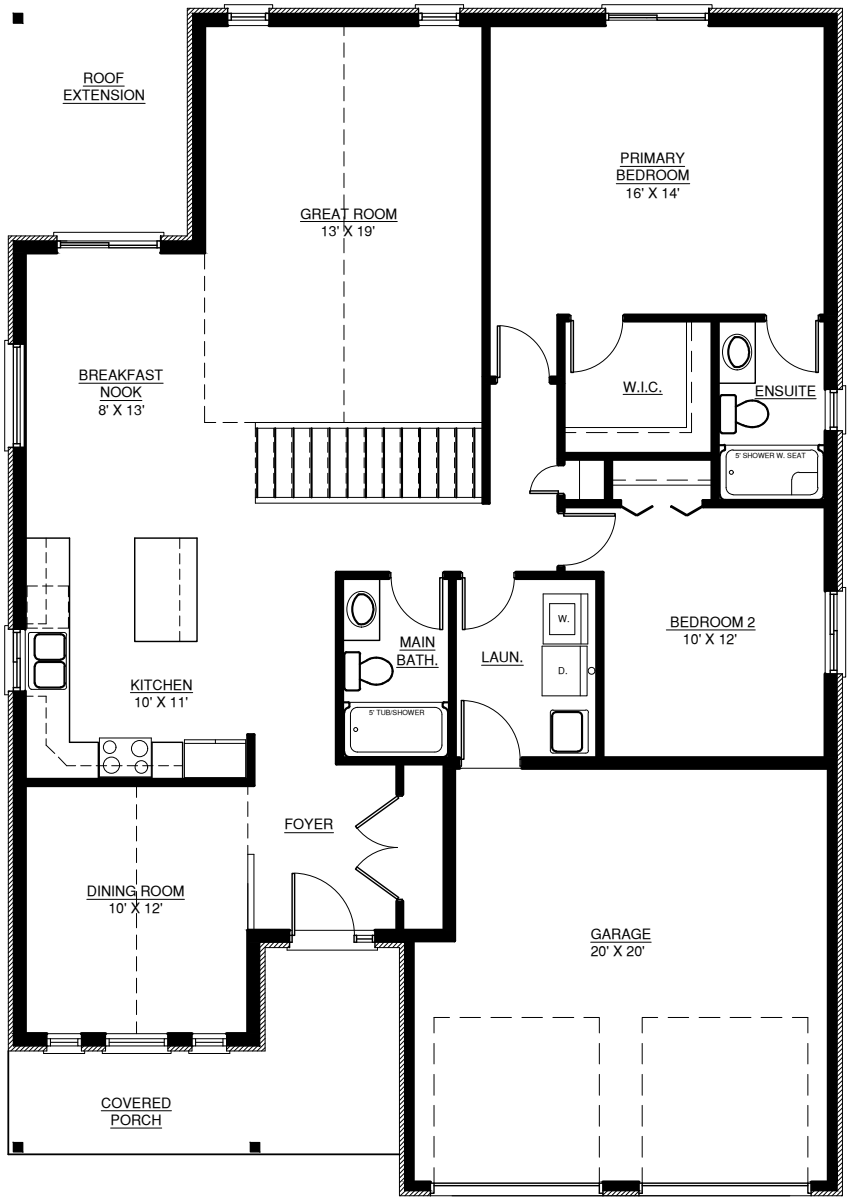
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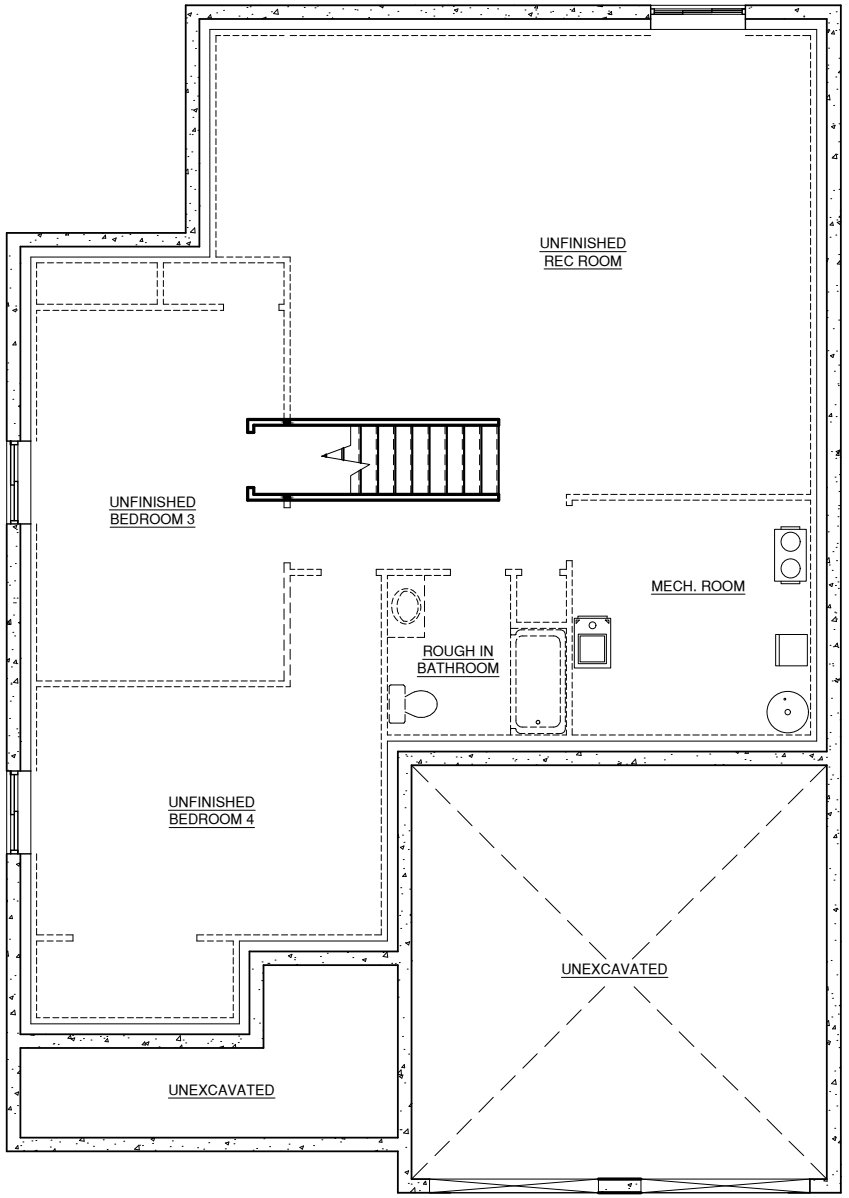
PHASE 3

THE **CEDARWOOD**

1,635 SQ.FT. | 2 or 3 BEDROOM | 2 BATHROOM







McDONALD Homes

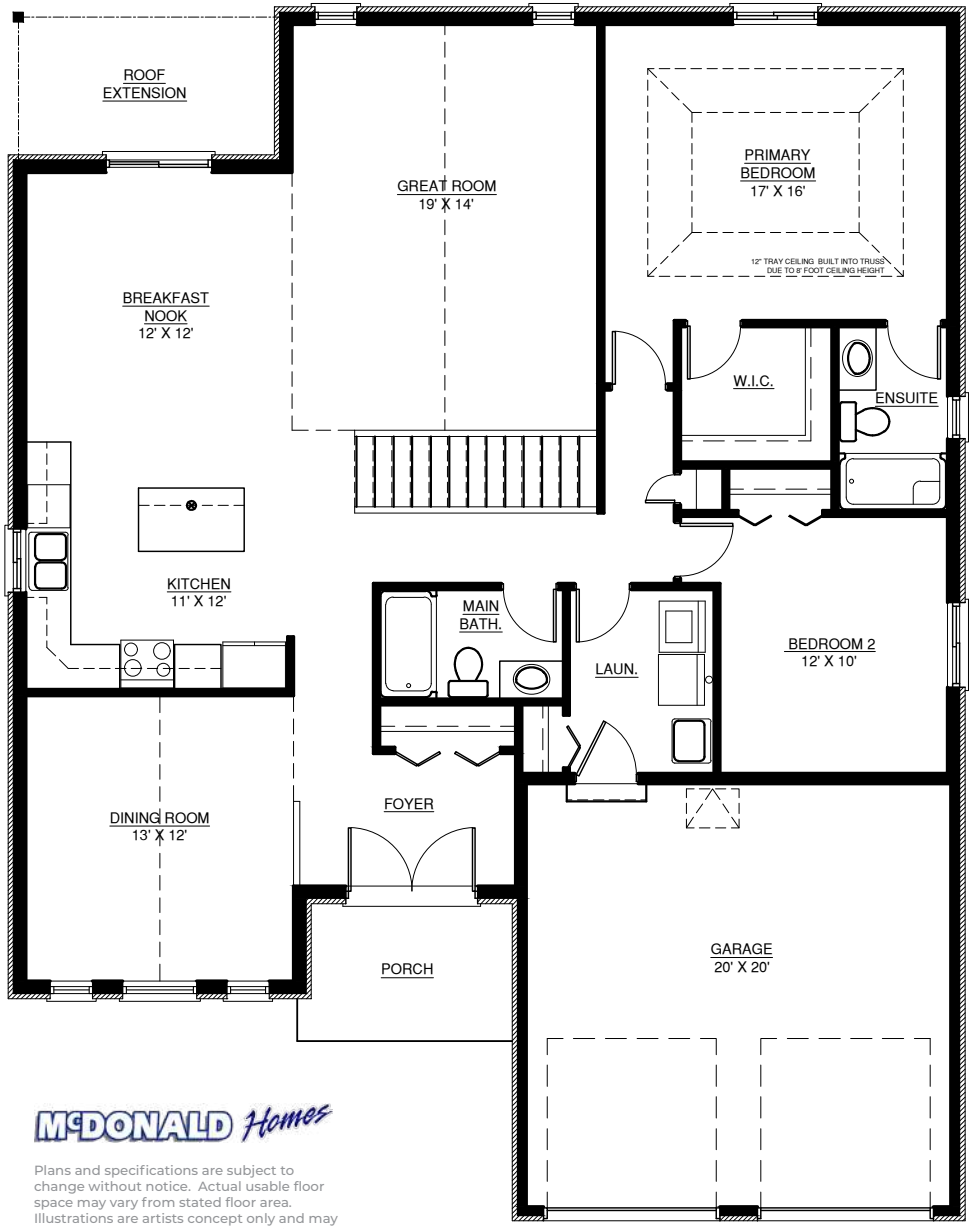
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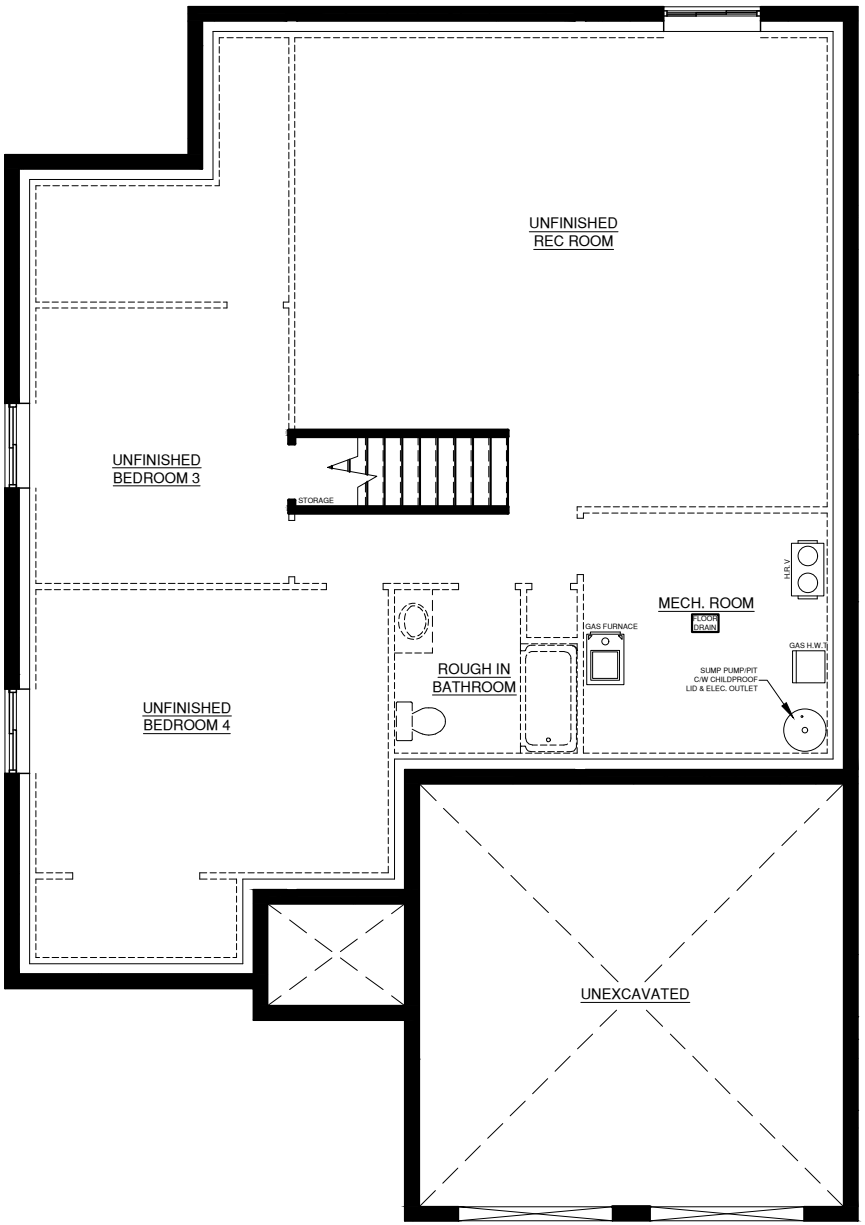
PHASE 3

THE **BASSWOOD**

1,778 SQ.FT. | 2 or 3 BEDROOM | 2 BATHROOM







McDONALD Homes

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Take Advantage of
HST REBATES
on Remaining Lots

OPEN HOUSES EVERY MONTH

or book an appointment!



PHASE 3 | Pricing

Model	Size	Bedroom	Bathroom	Price with HST Rebate
The Elmwood	1,422 sq.ft.	2	2	**$714,177**
The Dogwood	1,485 sq.ft.	2	2	**$749,575**
The Ashwood	1,549 sq.ft.	2 or 3	2	**$758,425**
The Cedarwood	1,635 sq.ft.	2 or 3	2	**$780,549**
The Basswood	1,778 sq.ft.	2 or 3	2	**$802,673**
The Oakwood	1,815 sq.ft.	2	2	**SOLD OUT**
The Maplewood	1,933 sq.ft.	2	2.5	**SOLD OUT**
The Birchwood	2,003 sq.ft.	3	2	**SOLD OUT**
The Chestnut	2,107 sq.ft.	2	2	**SOLD OUT**

DEPOSIT STRUCTURE

With Offer: $5,000 | Upon Firm: $35,000 | 90 Days after Firm: $25,000 **TOTAL DEPOSIT: $65,000**

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McDONALD Homes

PHASE 4

NOW SELLING


FERRIS
PROVINCIAL
PARK
TRENT RIVER
PHASE 4
NOW SELLING
COMMUNITY
PARK
SEYMOUR
CONSERVATION
AREA

FIND YOUR PLACE AT

HAVEN

PHASE 4 SITEPLAN

- Current Release
- Future Release
- w/o Walk-out Lot



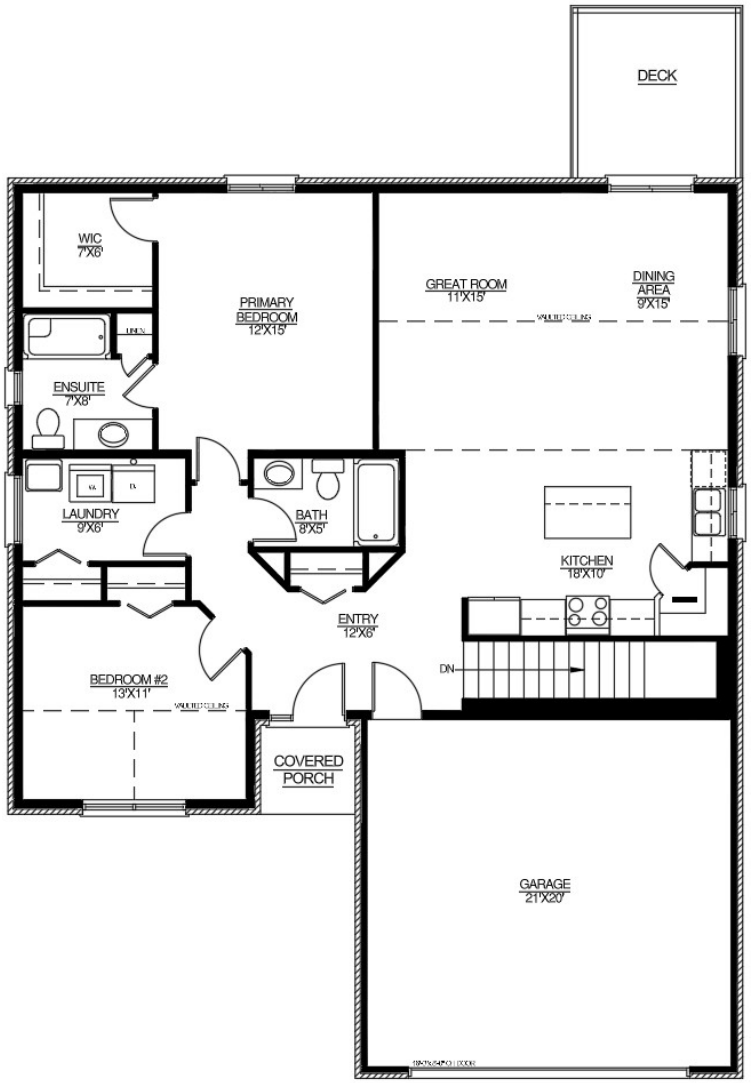
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PHASE 4

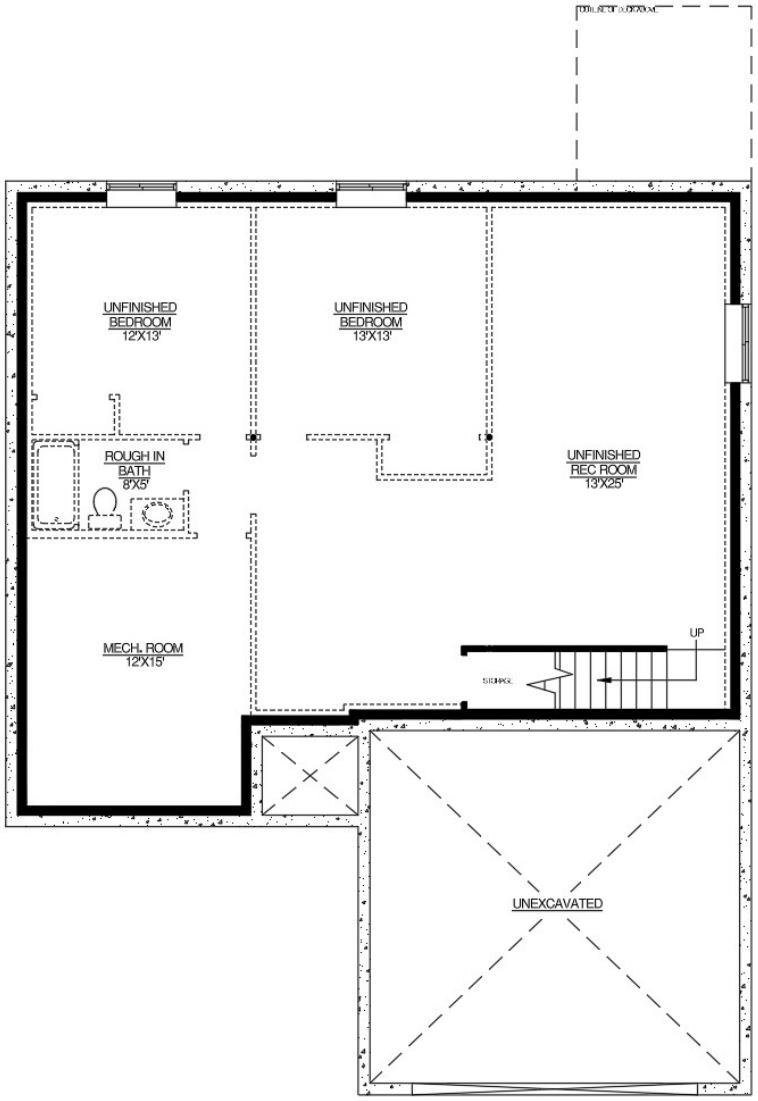
ELMWOOD

1,423 SQ.FT. | 2 BEDROOM | 2 BATHROOM





MAIN



BASEMENT *OPTIONAL FINISHED BASEMENT

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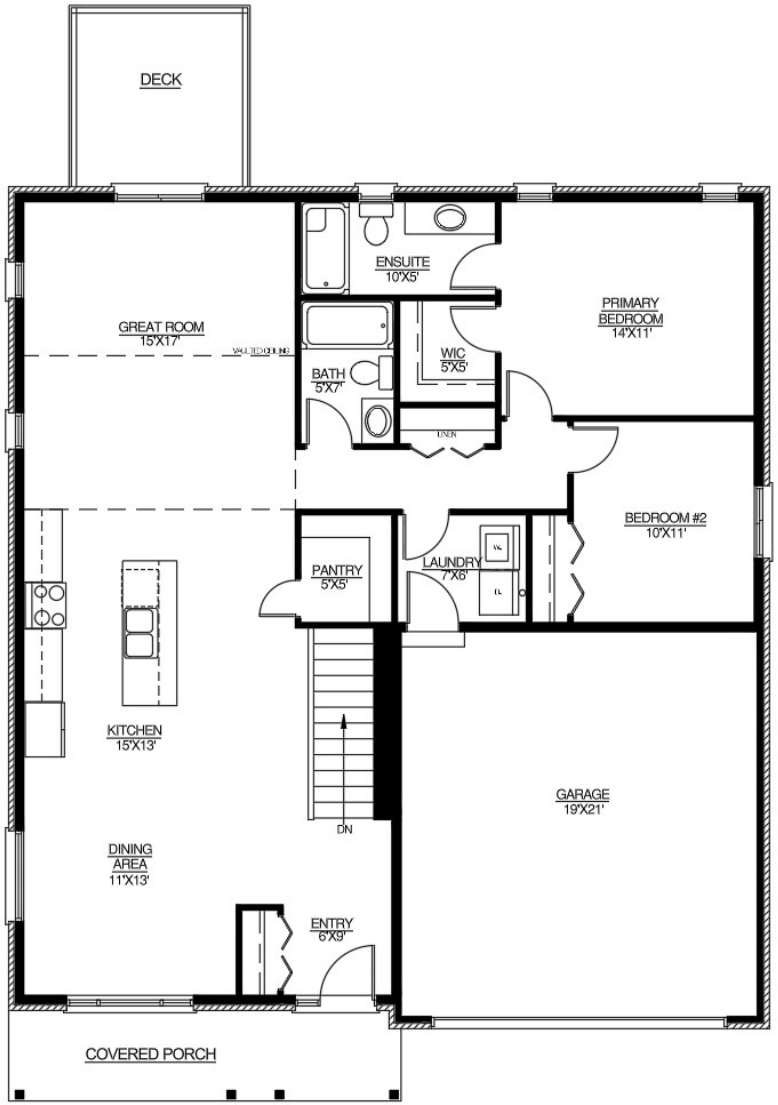
McDONALD Homes

PHASE 4

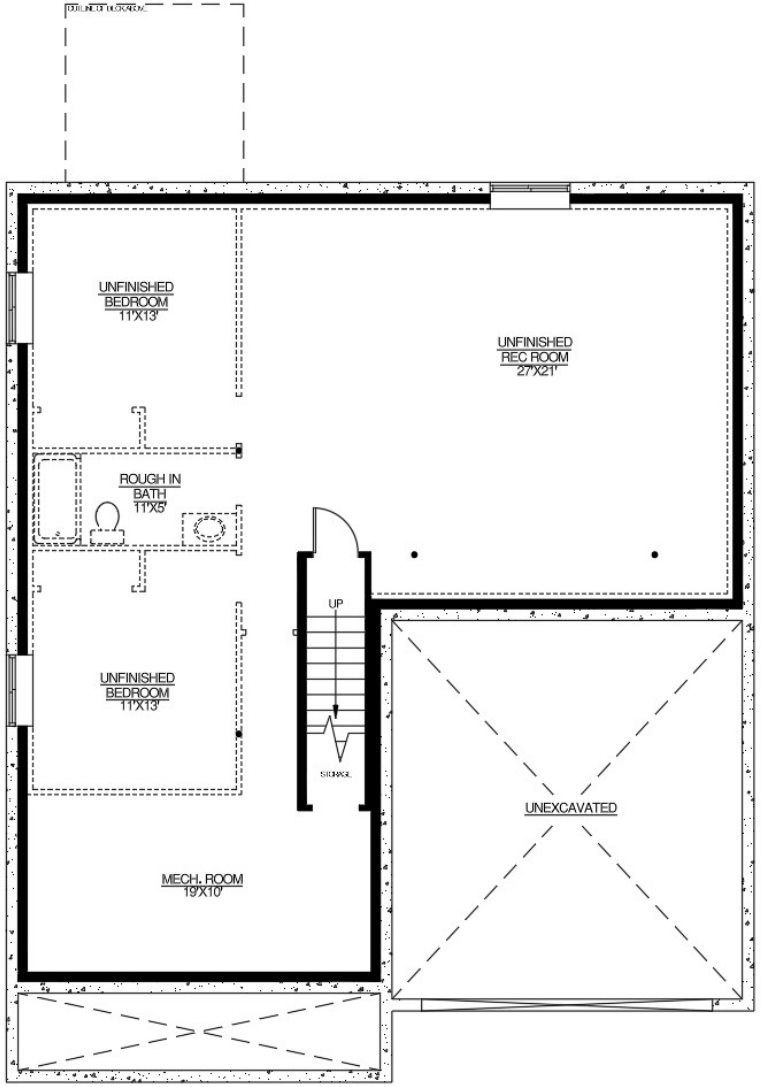
DOGWOOD

1,485 SQ.FT. | 2 BEDROOM | 2 BATHROOM





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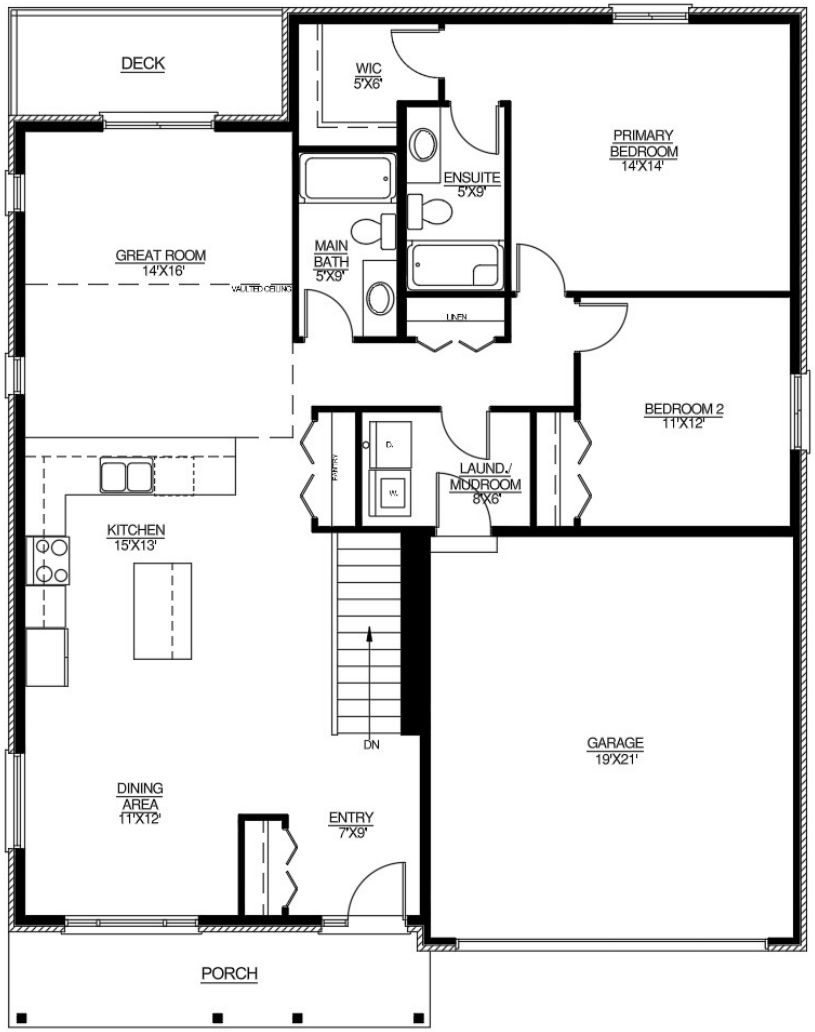
McDONALD Homes

PHASE 4

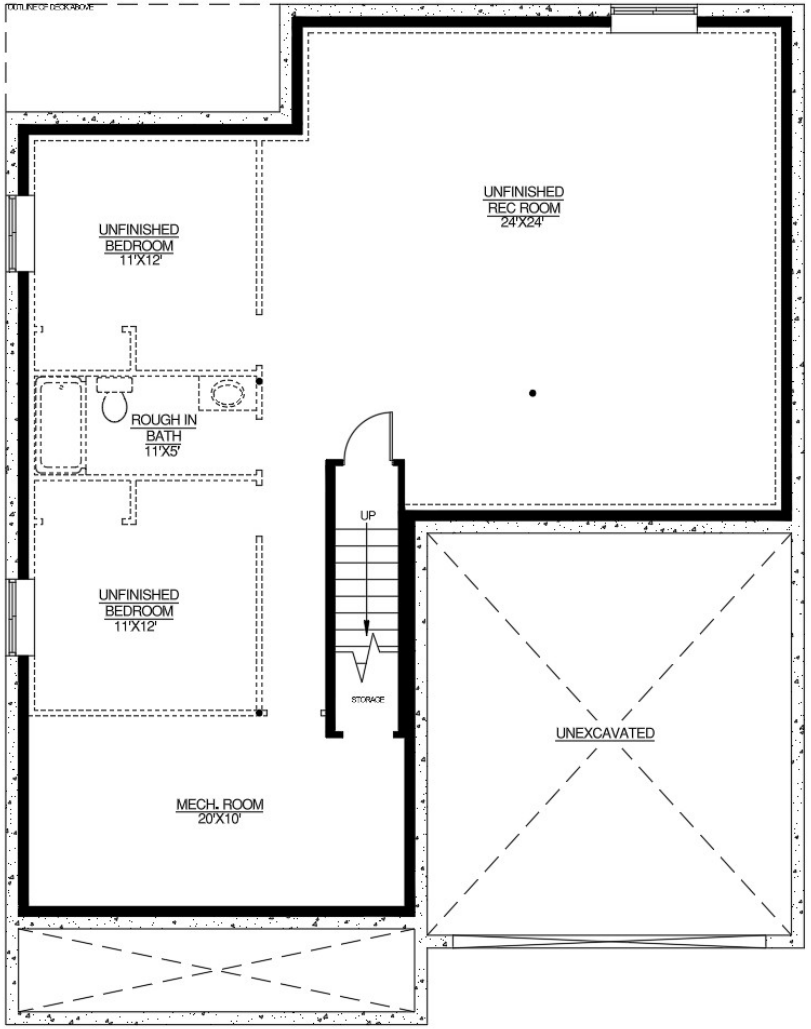
MAPLEWOOD

1,525 SQ.FT. | 2 BEDROOM | 2 BATHROOM





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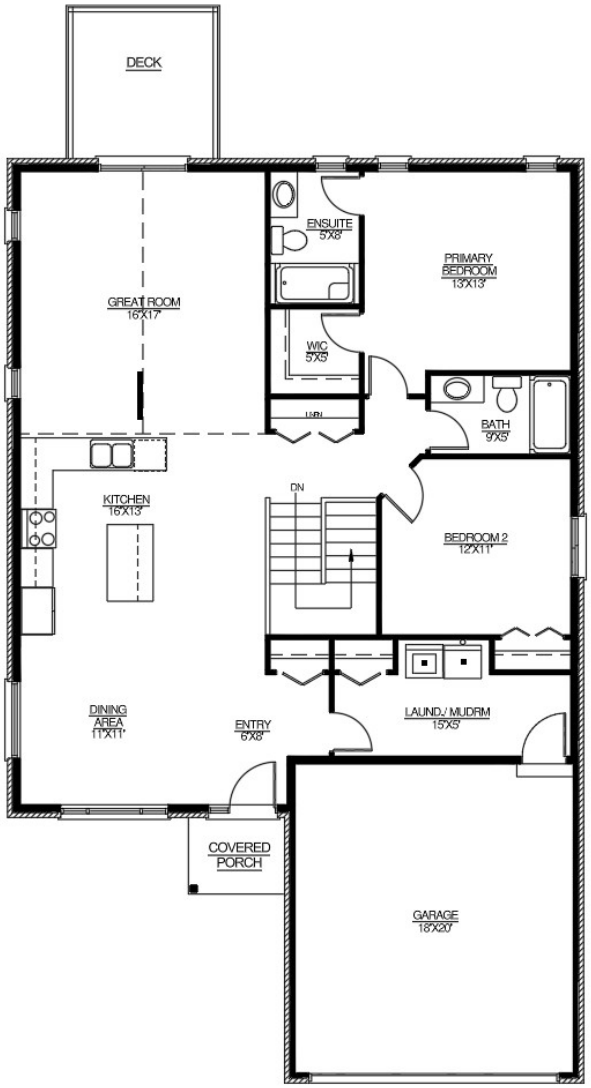
McDONALD Homes

PHASE 4

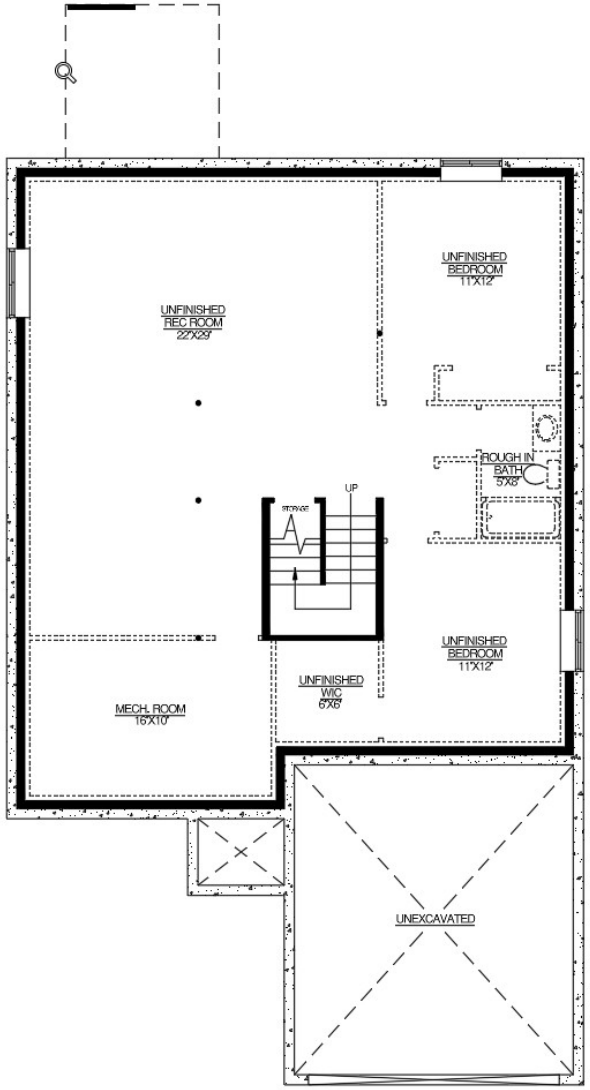
ASHWOOD

1,550 SQ.FT. | 2 or 3 BEDROOM | 2 BATHROOM





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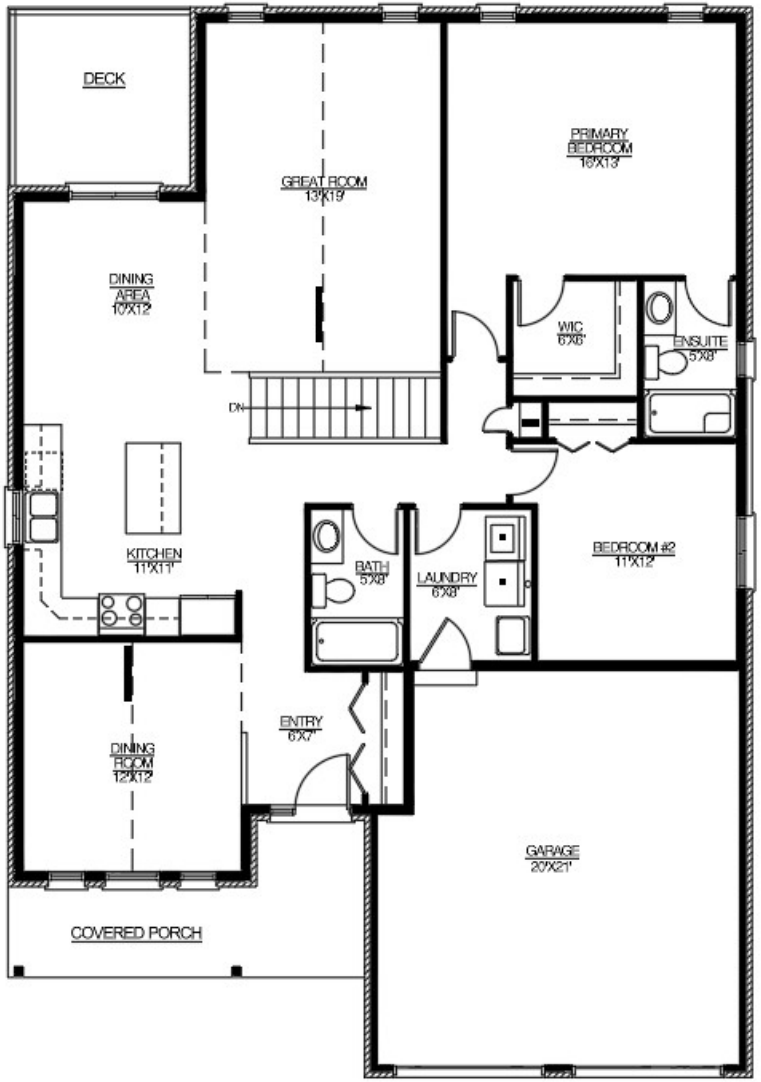
McDONALD Homes

PHASE 4

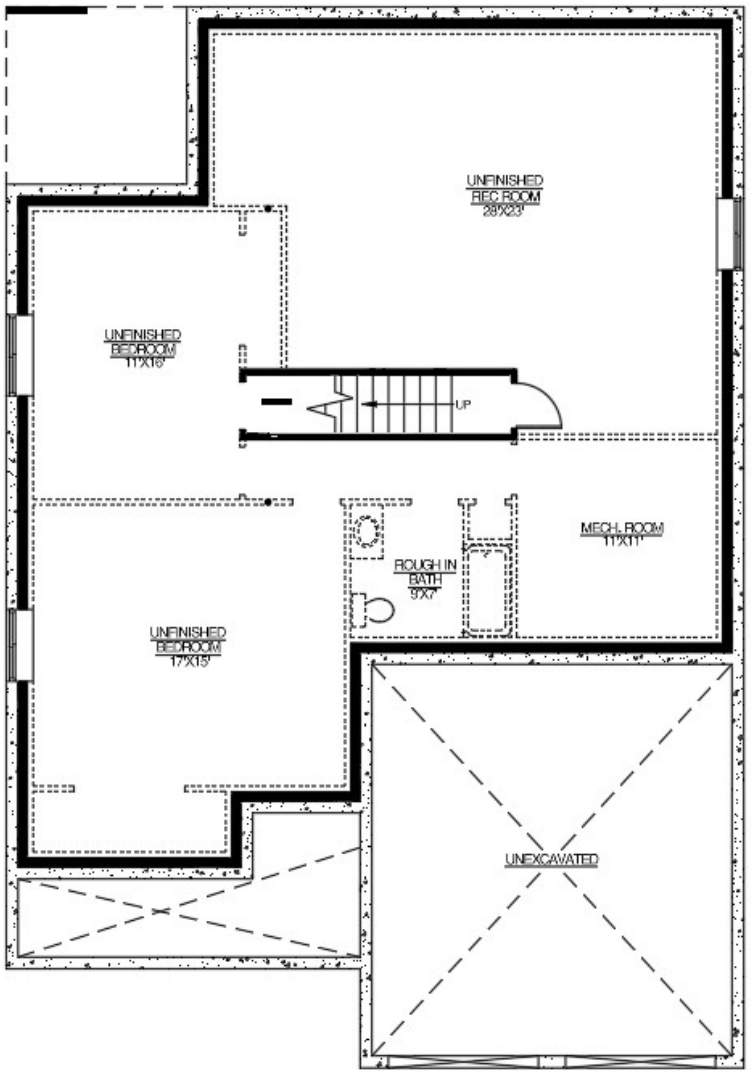
CEDARWOOD

1,633 SQ.FT. | 2 or 3 BEDROOM | 2 BATHROOM





MAIN



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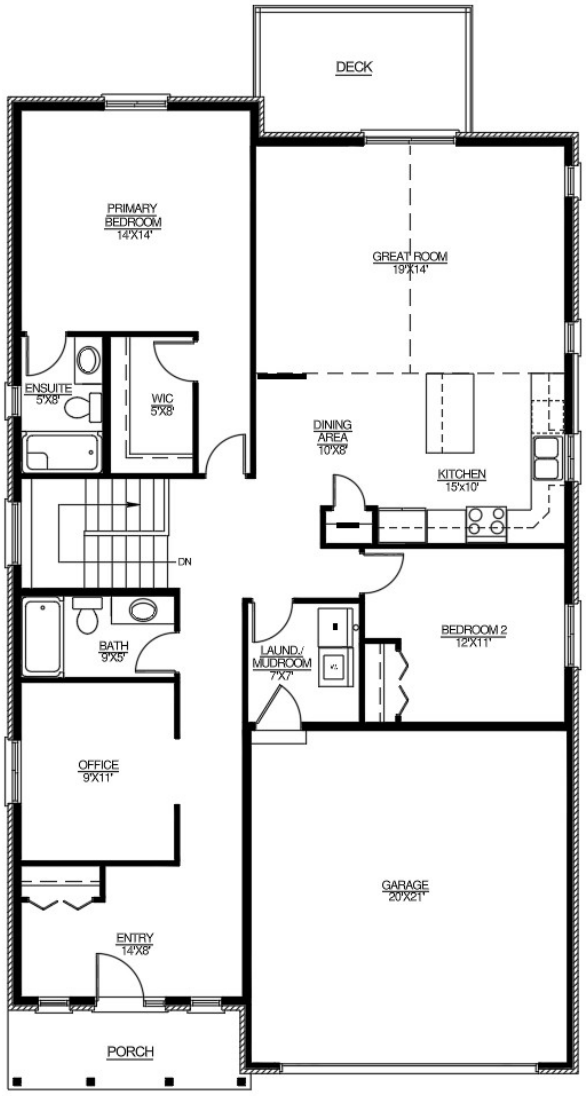
McDONALD Homes

PHASE 4

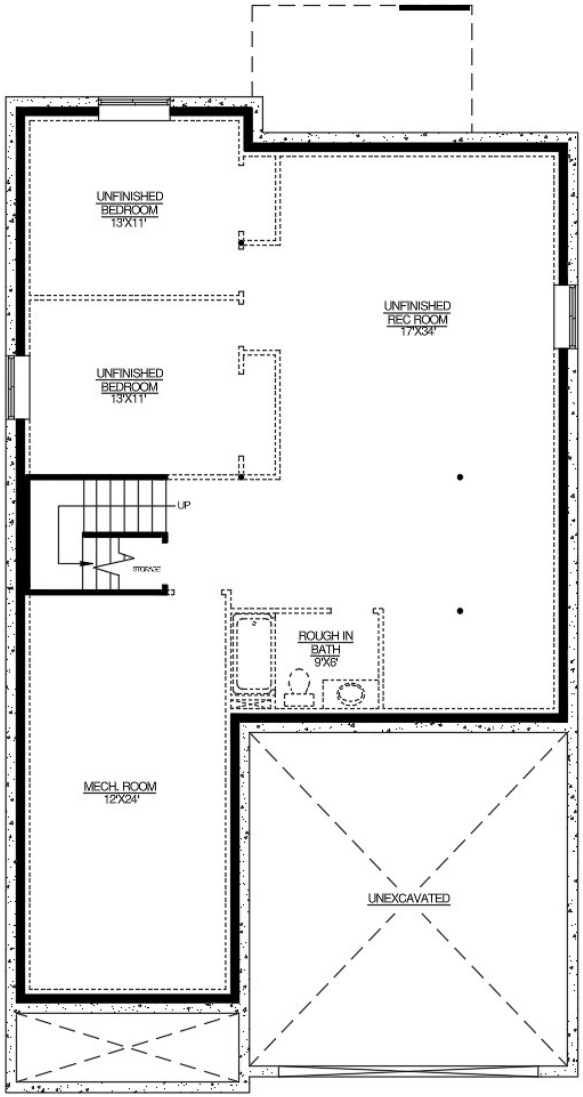
SPRUCEWOOD

1,666 SQ.FT. | 2 BEDROOM | 2 BATHROOM





MAIN



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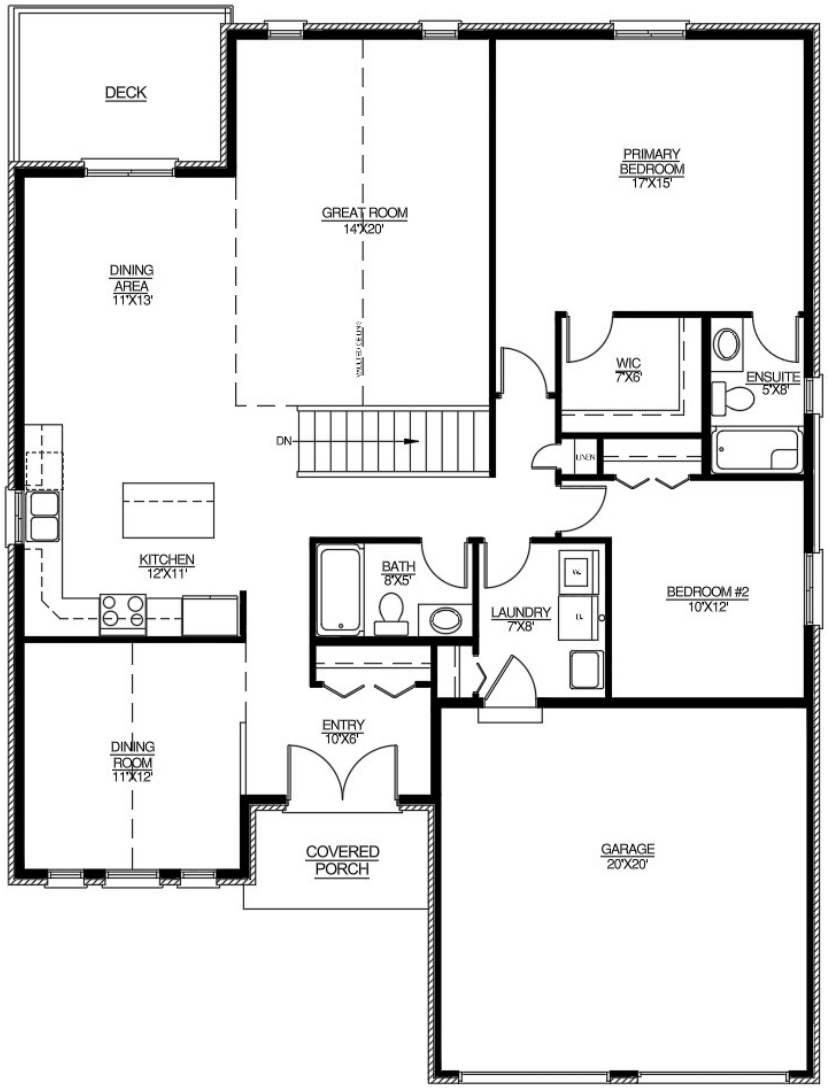
McDONALD Homes

PHASE 4

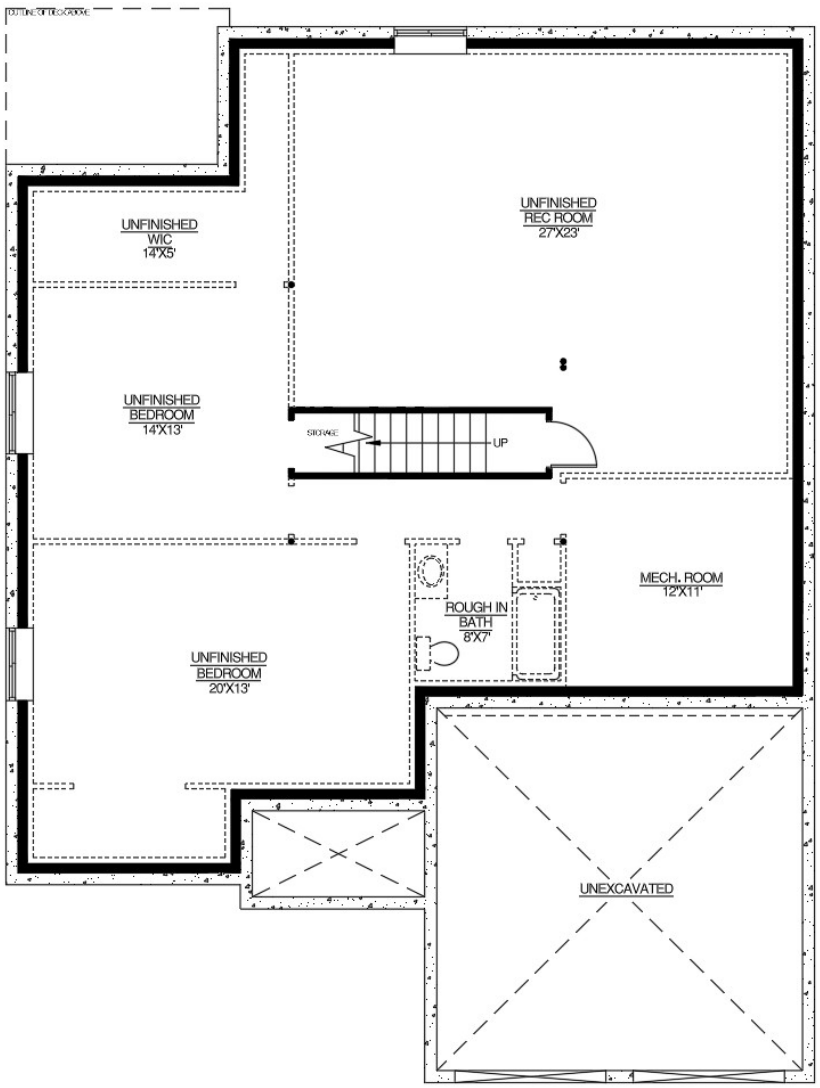
BASSWOOD

1,777 SQ.FT. | 2 or 3 BEDROOM | 2 BATHROOM





MAIN



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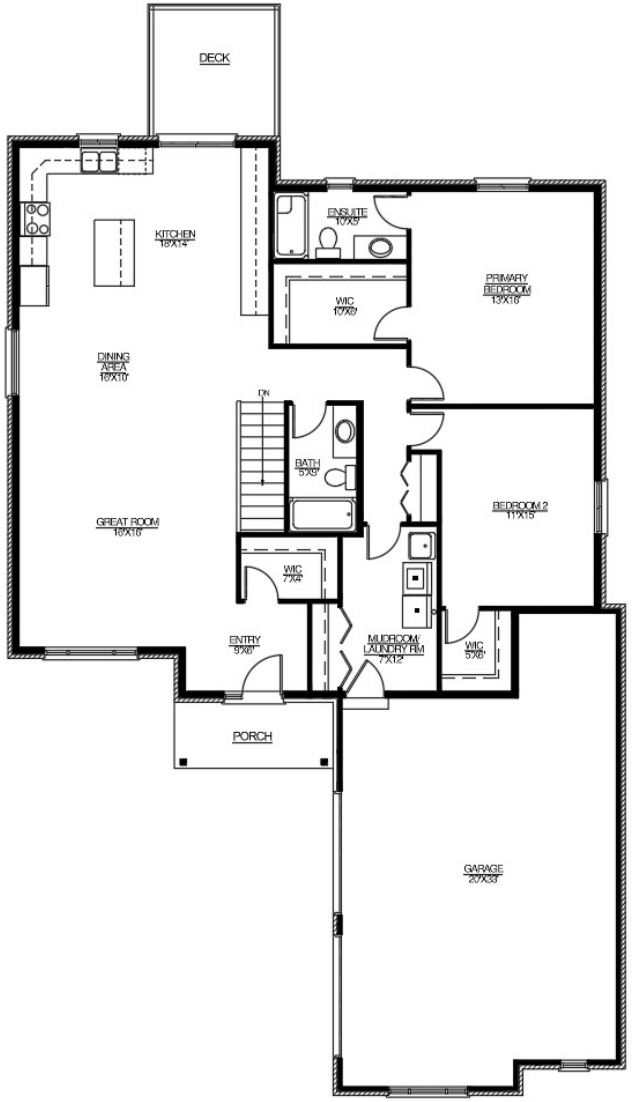
McDONALD Homes

PHASE 4

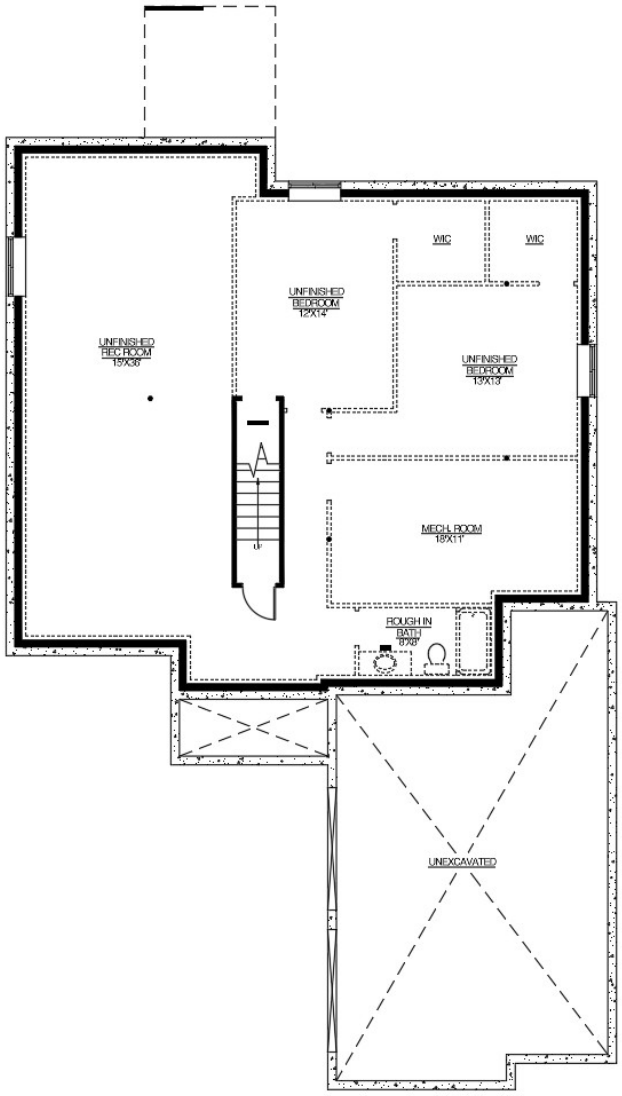
OAKWOOD

1,761 SQ.FT. | 2 BEDROOM | 2 BATHROOM





MAIN



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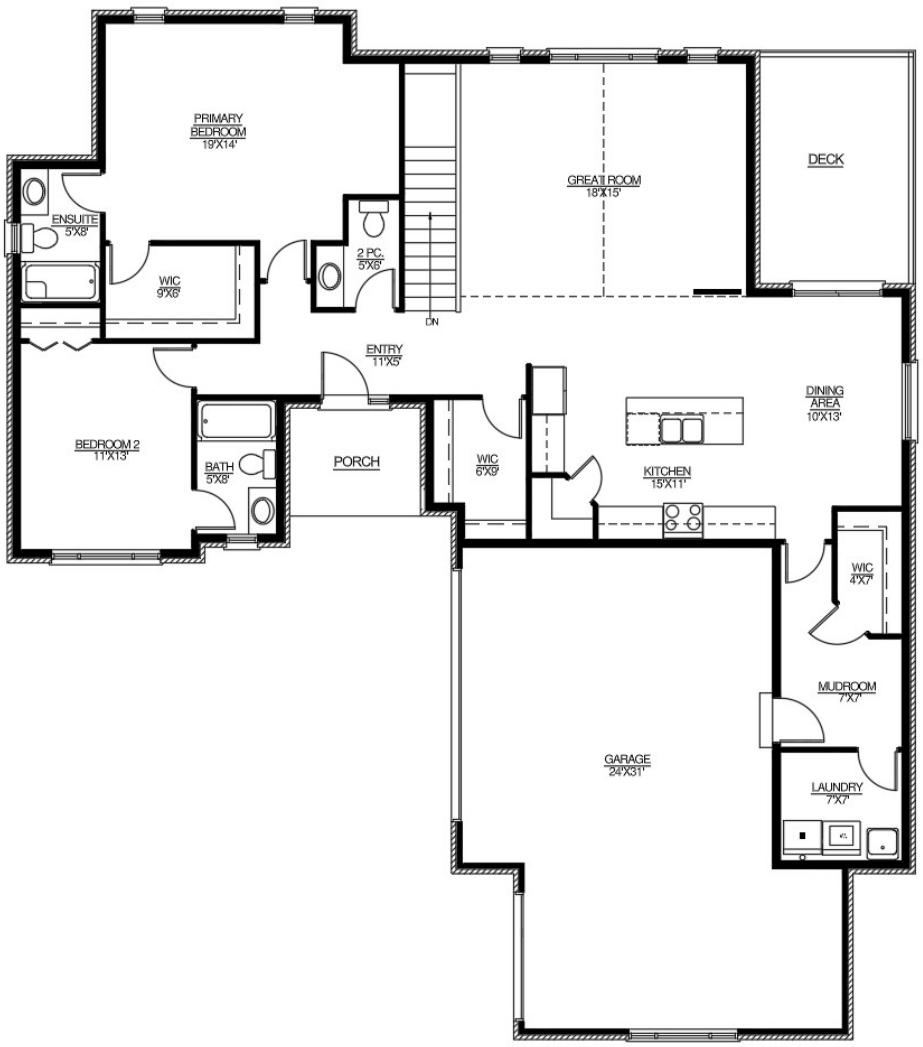
McDONALD Homes

PHASE 4

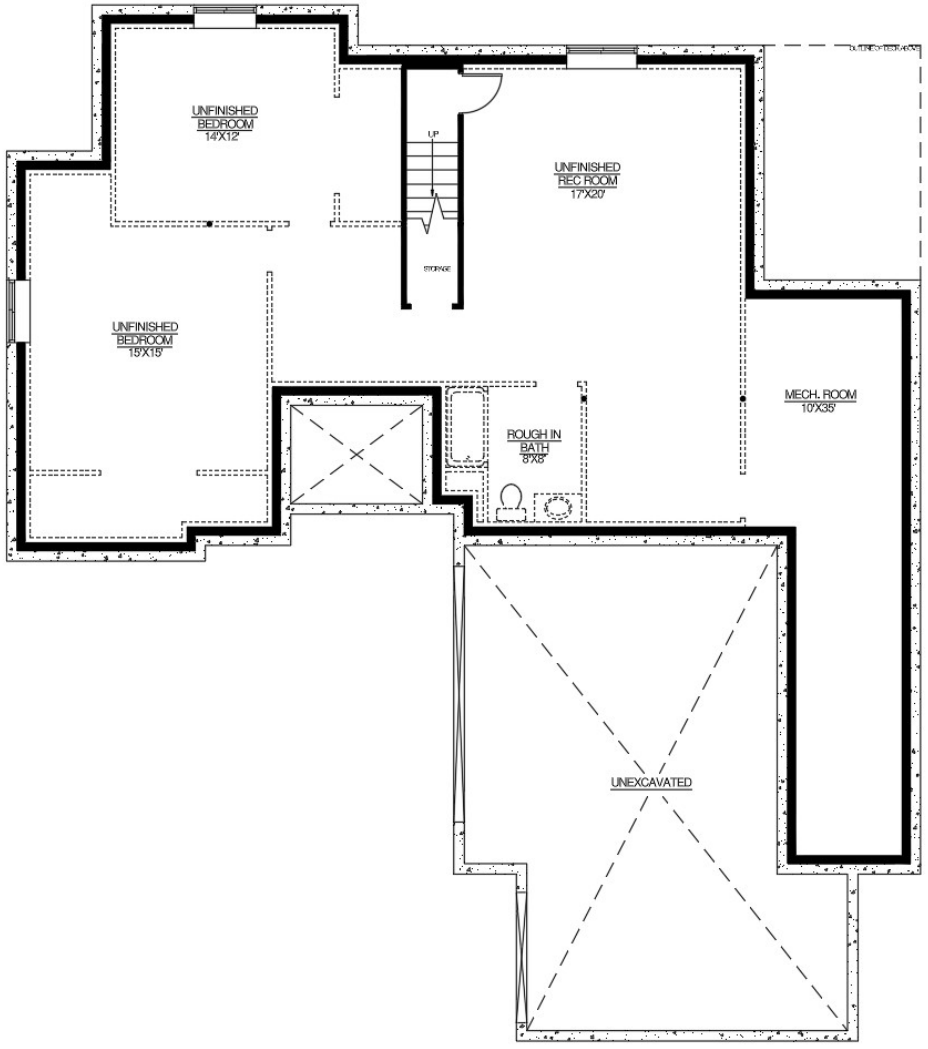
PINEWOOD

1,848 SQ.FT. | 2 BEDROOM | 2.5 BATHROOM





MAIN



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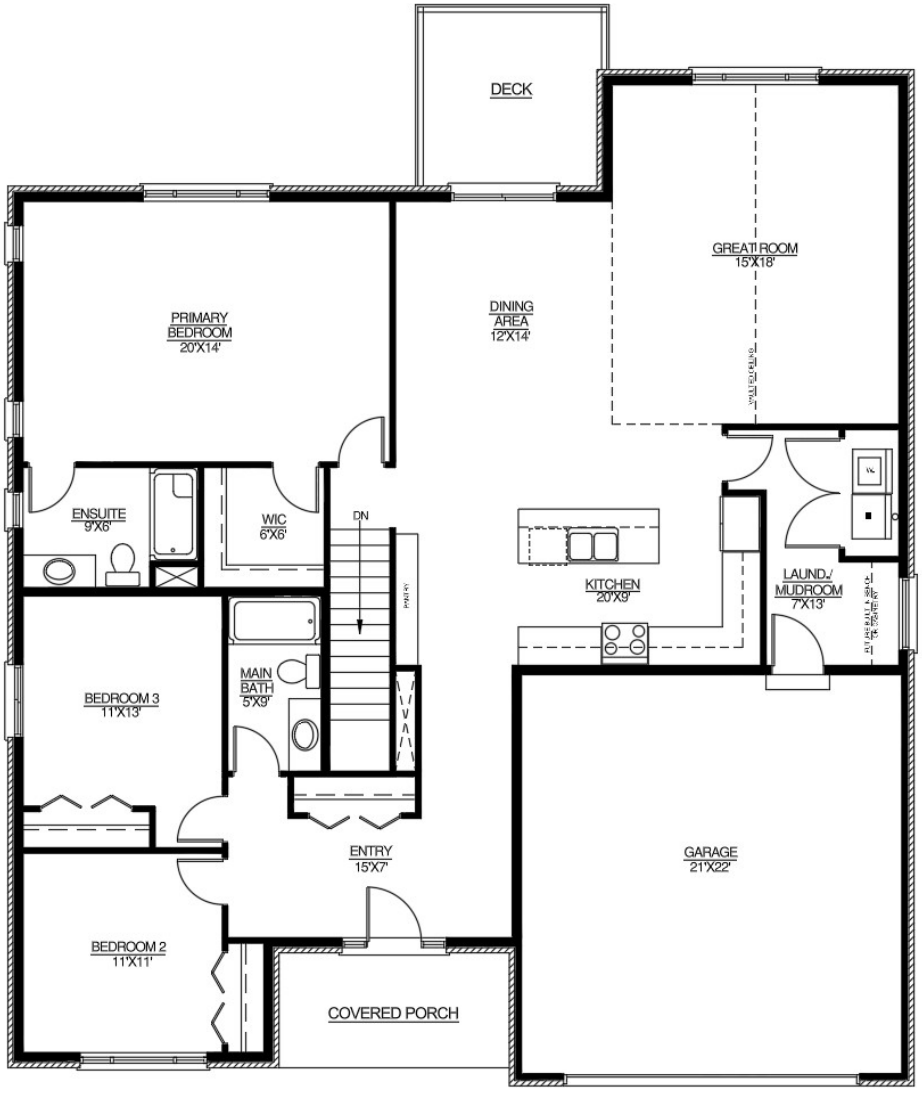
McDONALD Homes

PHASE 4

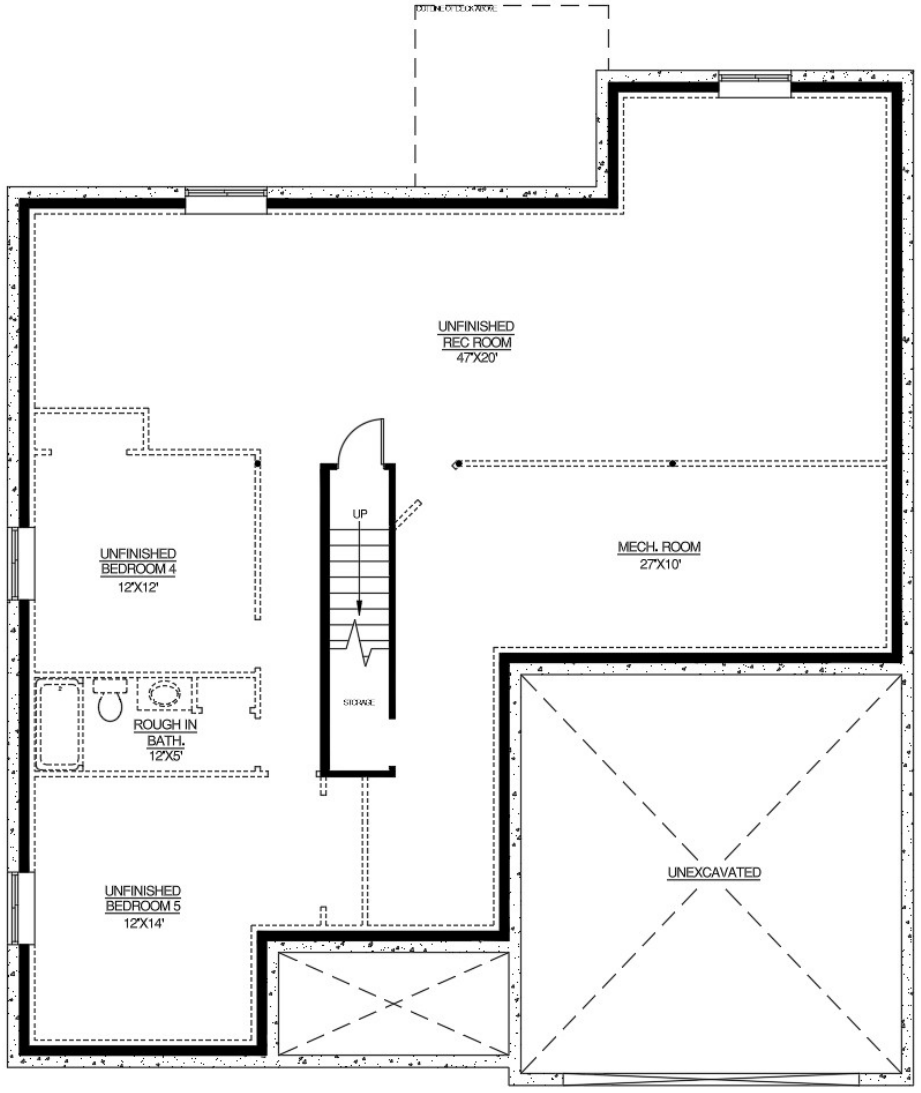
BEECHWOOD

1,987 SQ.FT. | 3 BEDROOM | 2.5 BATHROOM





MAIN



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McDONALD Homes

Take Advantage of
HST
REBATES

PHASE 4 | Pricing

Walk Out Premiums Included

Extra Brick, Patio Slider, Larger Windows, and 8×8' Pressure Treated Deck

Model	Size	Bedroom	Bathroom	Price	Add a Finished Basement
Elmwood	1,423 sq.ft.	2	2	**$724,500**	+$60,000
Dogwood	1,485 sq.ft.	2	2	**$744,900**	+$60,000
Maplewood	1,525 sq.ft.	2	2	**$759,900**	+$65,000
Ashwood	1,550 sq.ft.	2 or 3	2	**$769,500**	+$65,000
Cedarwood	1,633 sq.ft.	2 or 3	2	**$794,900**	+$75,000
Sprucewood	1,666 sq.ft.	2	2	**$894,500**	+$75,000
Basswood	1,777 sq.ft.	2 or 3	2	**$934,900**	+$75,000
Beechwood	1,987 sq.ft.	3	2	**$1,019,900**	+$80,000
Oakwood	1,761 sq.ft.	2	2	**$1,024,500**	+$80,000
Pinewood	1,848 sq.ft.	2	2.5	**$1,064,900**	+$80,000



DEPOSIT STRUCTURE

With Offer: $5,000 | Upon Firm: $35,000 | 90 Days after Firm: $25,000 **TOTAL DEPOSIT: $65,000**

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McDONALD Homes

PHASE 4 | Lot Premiums

Lot	Elmwood	Dogwood	Maplewood	Ashwood	Cedarwood	Sprucewood	Basswood	Beechwood	Oakwood	Pinewood	Premium
85	●	●	●	●	●	●	●				$29,000
87	●	●	●	●	●	●	●				$29,000
89	●	●	●	●	●	●	●				$29,000
91	●	●	●	●	●	●	●				$29,000
93	●	●	●	●	●	●	●				$29,000
95	●	●	●	●	●	●	●				-
97	●	●	●	●	●	●	●				-
99	●	●	●	●	●	●	●				-
101	●	●	●	●	●	●	●				-
103	●	●	●	●	●	●	●				-
105				●		●					-
107		●	●	●	●	●					-
109		●	●	●	●	●					-
111						●					-
117	●	●	●	●	●	●					$50,000
119	●	●	●	●	●	●	●				$50,000
121	●	●	●	●	●	●					$55,000
125	●	●	●	●	●	●	●	●	●	●	$60,000
127						●	●	●	●	●	$75,000
129						●	●	●	●	●	$65,000



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McDONALD Homes

EXPERIENCE LUXURY AT

HAVEN

FEATURES & FINISHES



GENERAL

- Lot is included in the price
- Home is registered with TARION warranty Program (tarion.com)
- TARION 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
- Customers 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 TARION 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.

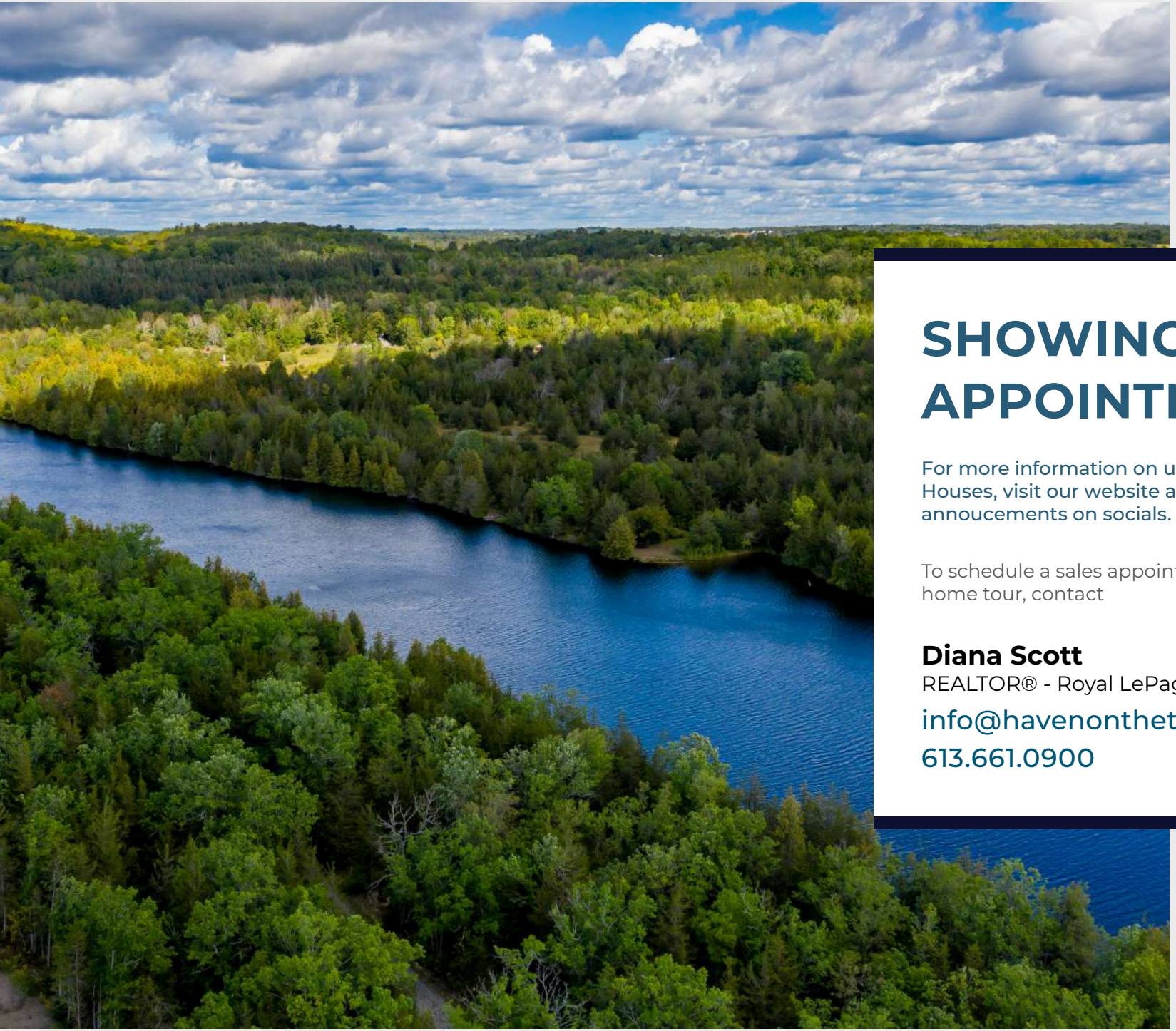
Meet with the design team in our dedicated design studio where you can view all the interior finishes conveniently in one location. The design team works with you every step of the way to ensure all your needs are met in your new home in Haven.

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







SHOWINGS BY APPOINTMENT!

For more information on upcoming Open Houses, visit our website and watch for annoucements on socials.

To schedule a sales appointment or model home tour, contact

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