What Woodstock is moving up to . . .

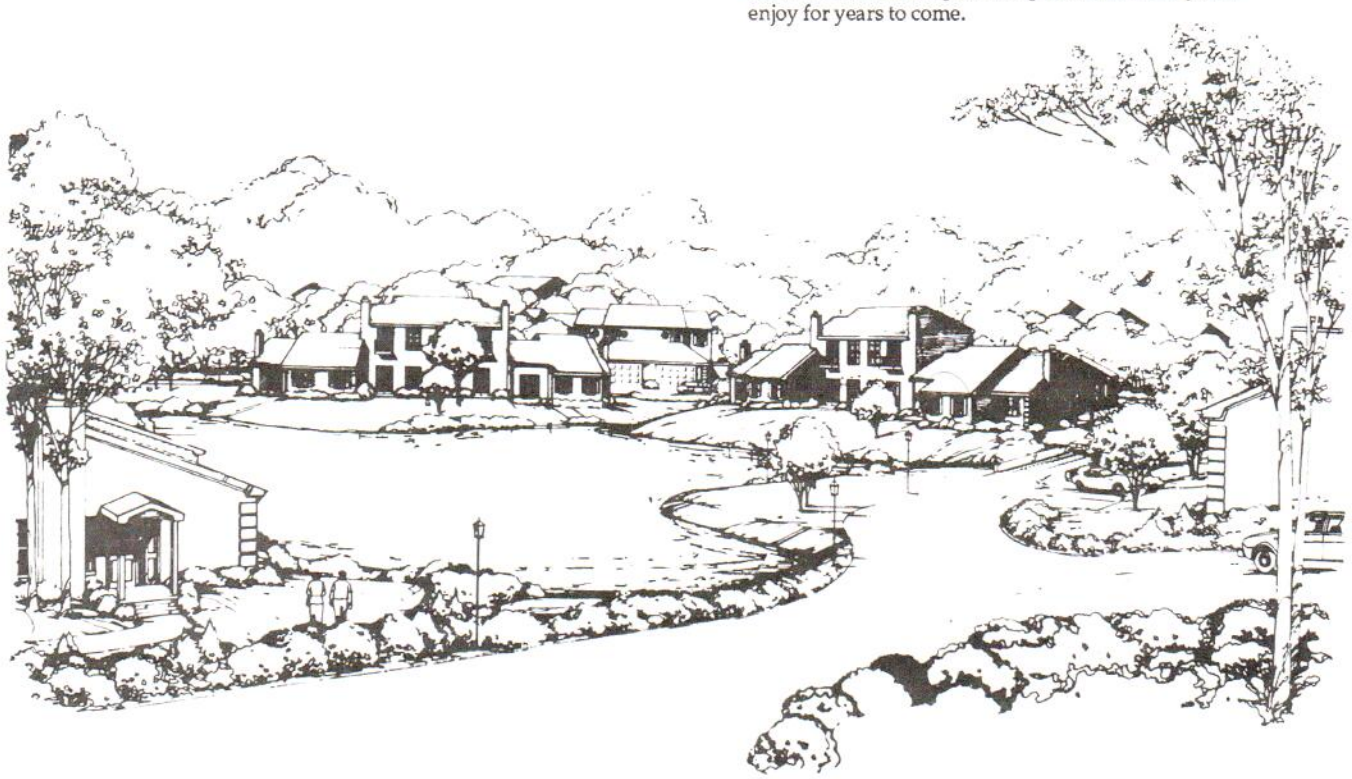
LAKEVIEW ESTATES

Welcome to Lakeview Estates where comfort, style and elegance are a way of life for you and your family to enjoy.

In the heart of Lakeview Estates offers a lifestyle that makes living fun. The lush greenery and a well-designed home makes Lakeview Estates truly special.

Each floor plan is more than spacious, highlighted by major living and entertainment areas. Standard features at Lakeview Estates are usually optional features anywhere else. Central heat and air, garage door openers and whirl pool tub in mastersuite.

And to insure your living comfort, we've given special attention to your master suite. Brass fixtures [redacted] and quality carpets are all a part of your new home. A home we're proud to present. A home you'll enjoy for years to come.



Artist Illustration
Not exactly as shown

EASTDENE ESTATE LTD.
[redacted]

FEATURES & OPERATING BUDGET

FEATURES

ARRINGTON
Cottage with Loft
2 Bedrooms, 2 Baths, Kitchen and breakfast nook, Garden Window, Living and Dining Room with Cathedral Ceiling, Fireplace, Walk-in Closets, Pri vate Deck with Hook-up for Gas Grill, 2 Car Garage

BERKSHIRE
Townhouse
3 Bedrooms, 2.5 Baths, Kitchen with Breakfast area, Skylights, Living and Dining Room, Fireplace, Walk-In Closets, Private Deck with Hook-up for Gas Grill and 2 Car Garage

COLERIDGE
Cottage
3 Bedrooms, 2 Baths, Kitchen with Breakfast Area, Living and Dining Room, Fireplace, Walk-in Closets, Private Deck with Hook-up for Gas Grill and 2 Car Garage

OPERATING EXPENSES

ADMINISTRATIVE

Answering Service
Office Supplies
Accounting and Legal
Insurance Expense
Management Fees
Meetings

BUILDINGS AND GROUNDS

Electricity
Water and Sewer
Lawn Care Supplies
Maintenance Labor-Emergency
Bldg. repairs and Maint. supplies
Snow Removal
Outside Lighting
Tennis Court Repairs Maintenance
Signs

CAPITAL EXPENDITURE RESERVES

Asphalt Streets/Drives
Tennis Courts
Concrete
General Reserve Fund
Total Capital Reserves
Tennis Court Repairs

Total Annual Budget ÷ Total Units = Monthly Fee

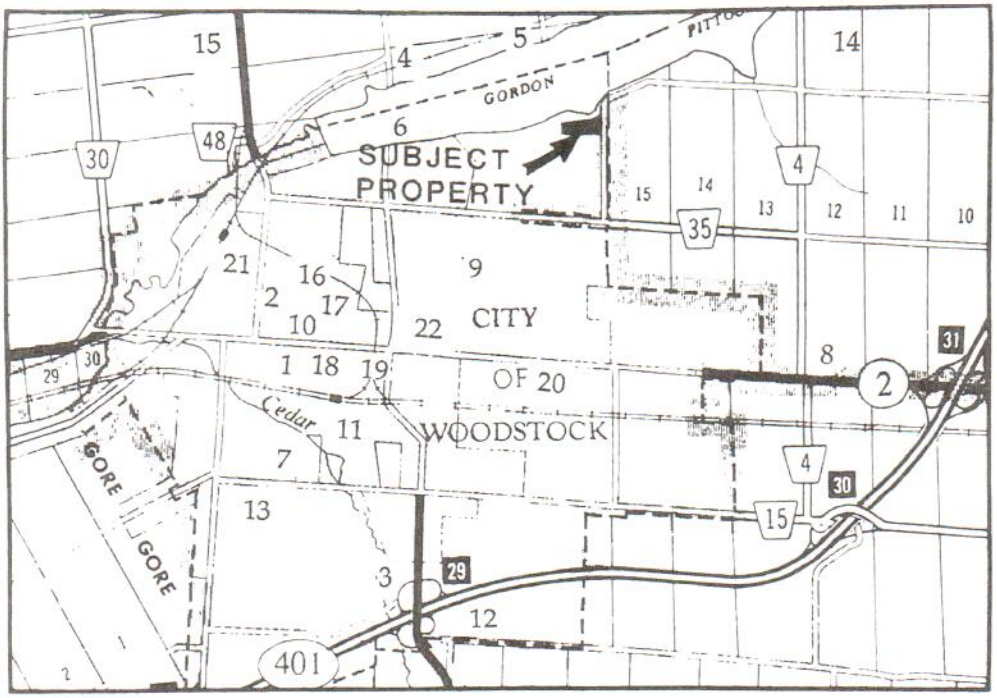
All operating and maintenance fee figures are estimates and may vary based on circumstances dictated at the time of closing.

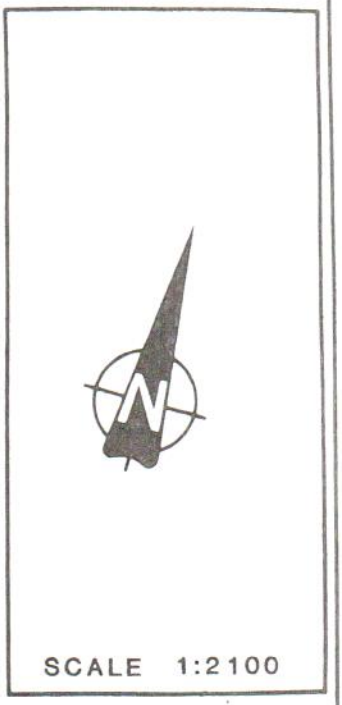
SITE PLAN

Final plans approved by builder/developer take precedence over artwork and may differ from artwork.
Specifications may change without notice.

[redacted]

AREA MAP





1 Old City Hall Museum
2 County Court House
3 Quality Inn (Altadore)
4 Oxford Sailing Club
5 Camping (Gordon Pittock Lake)
6 Woodstock Rowing Club
7 Southside Park
8 Blandford Mall Shopping Centre
9 Huron Park High School
10 Woodstock Collegiate High School
11 Cass High School
12 Pattulo Ridge Industrial Park
13 Proposed Community Centre
14 Innerkip Golf Course
15 Oxford Golf and Country Club
16 Hospital (General)
17 Knox Prebyterian Church
18 New St. Paul's Church
19 College Avenue United Church
20 St. Rita's Church
21 St. Mary's Church
22 Old St. Paul's Church

RESIDENCE ESTATE LTD.
[redacted]

STANDARD FEATURES

Interior Quality

* Decorative Moulding Package
(4" crown in downstairs except utility and kitchen)
2" piece crown in living room, dining room and master suite
* Wood Cabinets
* Painted or stained woodwork
* Six Panel Painted Doors
* Floor Covering per plan
* Washer and Dryer Hook-up
* Lighting Fixture Allowance
* Pre-engineered Fireplace
* Central Heat and Air
* Automatic Ice Maker Hook-up

Design Excellence

* Master Bath Double Sink
* Ventilated Shelving Units
* Walk-in Closet Per Plan
* Smooth, Tray or Volume Ceilings Per Plan
* French Doors
* Whirlpool Bath Tubs in Master
* Quion Corners Per Elevation
* Separate Shower in Master Bath
* Dead Bolt Locks
* Cable T.V. Prewire in Kitchen, Living Room & Master Suite
* Three Ceiling Fan Location Braces
* Prewired Telephone Outlets Per Plan
* Bronze/Brass Finish Bath Fixtures
* Skylights
* Garagae Door Openers

Exterior Quality

Wood Deck and Patios
Two Car Garages
Interlocking Stone Driveways
Underground Utilities
Aluminum Siding (Upper)
Mail Boxes
Brick to Grade
Professional Landscaping
Aluminum Glad Windows
Aluminum Gutters and Down Spouts

Option Features

Security System
Intercommunication System
Central Vacuum System
Trash Compactors
Hardwood Flooring
Microwave with Built-in Hood
Automatic Dishwasher
Self Cleaning Oven
Disposal
Ceiling Fans (three locations)

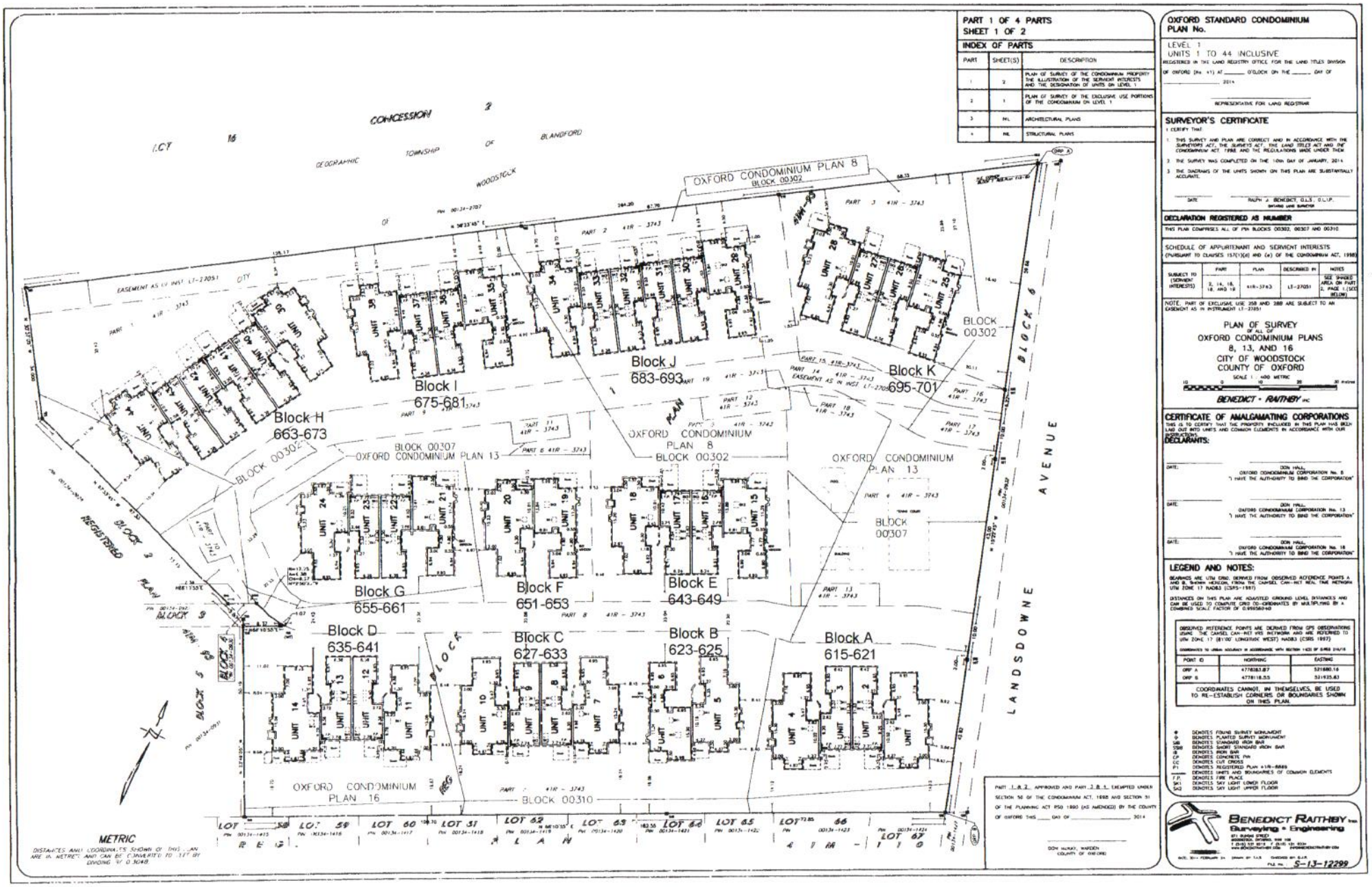
EASTDENE ESTATE LTD.

LAKEVIEW ESTATES

PRICE LIST

NAME	TYPE	PRODUCT DESCRIPTION	PRICE
Arrington	Cottage with loft	2 Bedroom. Loft area. 2 Baths,Kitchen,Breakfastnook. Garden Window. Living and Dining Room with Cathedral Ceiling, Fireplace, Walk in Closet. Private Deck with Gas Grill Hookup and 2 Car Garages	
Arrington with walkout basements		Blocks 1 2 3 and 4	$191,000.00
		Blocks 5 6 and 7	$181,000.00
		Blocks 8 9 10 and 11	$176,000.00
Berkshire	2 Storey	3 Bedrooms. 2 1/2 Baths. Kitchen with Breakfast area and Skylights Living and Dining Room. Fireplaces. Walk in Closet. Private Deck with Gas Grill Hookup and 2 Car Garages	
Berkshire with walkout basements		Blocks 1 2 3 and 4	$171,000.00
			$175,000.00
		Blocks 5 6 and 7	$166,000.00
		Blocks 8 9 10 and 11	$161,000.00
Coleridge	Cottage	3 Bedrooms. 2 Baths. Kitchen with Breakfast area. Living and Dining Room. Fireplace. Walk in Closet. Private Deck, Courtyard off Breakfast area with Gas Grill Hookup and 2 Car Garages	
Coleridge with walk out basements		Blocks 1 2 3 and 4	$192,000.00
		Blocks 5 6 and 7	$182,000.00
		Blocks 8 9 10 and 11	$177,000.00

RESIDENCE ESTATES, LTD.



METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 1 OF 4 PARTS
SHEET 1 OF 2

INDEX OF PARTS

PART	SHEET(S)	DESCRIPTION
1	2	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY THE ILLUSTRATION OF THE SERVIENT INTERESTS AND THE DESIGNATION OF UNITS ON LEVEL 1
2	1	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE CONDOMINIUM ON LEVEL 1
3	N/L	ARCHITECTURAL PLANS
4	N/L	STRUCTURAL PLANS

OXFORD STANDARD CONDOMINIUM PLAN No.

LEVEL 1
UNITS 1 TO 44 INCLUSIVE
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OXFORD (No. 41) AT _____ O'CLOCK ON THE _____ DAY OF _____, 2014

_____
REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYS ACT, THE LAND TITLES ACT AND THE CONDOMINIUM ACT 1998 AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF JANUARY, 2014
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE _____ RALPH J. BENEDICT, O.L.S., O.L.I.P.
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS NUMBER

THIS PLAN COMPRISES ALL OF PIN BLOCKS 00302, 00307 AND 00310

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS
(PURSUANT TO CLAUSES 157(1)(a) AND (e) OF THE CONDOMINIUM ACT, 1998)

SUBJECT TO (SERVIENT INTERESTS)	PART	PLAN	DESCRIBED IN	NOTES
	2, 14, 15, 16, AND 19	41R-3743	LT-27051	SEE SHADED AREA ON PART 2, PAGE 1 (SEE BELOW)

NOTE: PART OF EXCLUSIVE USE 258 AND 288 ARE SUBJECT TO AN EASEMENT AS IN INSTRUMENT LT-27051

PLAN OF SURVEY
OF ALL OF
OXFORD CONDOMINIUM PLANS
8, 13, AND 16
CITY OF WOODSTOCK
COUNTY OF OXFORD

SCALE 1 : 400 METRIC
10 0 10 20 30 metres

BENEDICT • RAITHBY INC.

CERTIFICATE OF AMALGAMATING CORPORATIONS

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS.

DECLARANTS:

DATE: _____
DON HALL,
OXFORD CONDOMINIUM CORPORATION No. 8
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

DATE: _____
DON HALL,
OXFORD CONDOMINIUM CORPORATION No. 13
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

DATE: _____
DON HALL,
OXFORD CONDOMINIUM CORPORATION No. 16
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

LEGEND AND NOTES:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, SHOWN HEREON, FROM THE CAMSEL CAN-NET REAL TIME NETWORK UTM ZONE 17 NAD83 (CSRS-1997)

DISTANCES ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9995840

OBSERVED REFERENCE POINTS ARE DERIVED FROM GPS OBSERVATIONS USING THE CAMSEL CAN-NET VRS NETWORK AND ARE REFERRED TO UTM ZONE 17 (81°00' LONGITUDE WEST) NAD83 (CSRS 1997)

COORDINATES TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10

POINT ID	NORTHING	EASTING
ORP A	4778383.87	521680.16
ORP B	4778118.55	521935.43

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- ◆ DENOTES FOUND SURVEY MONUMENT
- ⊕ DENOTES PLANTED SURVEY MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- ⊗ DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- CC DENOTES CUT CROSS
- P1 DENOTES REGISTERED PLAN 41R-8889
- DENOTES UNITS AND BOUNDARIES OF COMMON ELEMENTS
- F.P. DENOTES FIRE PLACE
- SK1 DENOTES SKY LIGHT LOWER FLOOR
- SK2 DENOTES SKY LIGHT UPPER FLOOR

PART 1 & 2 APPROVED AND PART 3 & 4 EXEMPTED UNDER SECTION 50 OF THE CONDOMINIUM ACT, 1998 AND SECTION 51 OF THE PLANNING ACT RSO 1990 (AS AMENDED) BY THE COUNTY OF OXFORD THIS ____ DAY OF _____, 2014

DON MCKAY, WARDEN
COUNTY OF OXFORD

BENEDICT RAITHBY INC.
Surveying • Engineering
611 DUNDAS STREET
WOODSTOCK, ONTARIO, N4S 1A8
T (519) 537 6214 F (519) 421 8331
www.BENEDICTRAITHBY.COM

DATE: 30th FEBRUARY 14 DRAWN BY: T.A.S. CHECKED BY: G.A.R.
FILE No. **5-13-12299**