

CUSTOM HOME BUILDERS

# WATERMARK

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HOMES



EXCLUSIVE LUXURY HOMES

DESIGNED AND MASTER BUILT TO THE HIGHEST SPECIFICATIONS



“As a Custom Home Builder, Quality, Innovation, Value, and Relationships really are the four cornerstones of our business. Our clients come to us all with different needs, budgets, and objectives but we never compromise on our commitment to those four cornerstones. They are paramount in everything we do. The pride and passion that we put into every home we build starts right from the initial consultation, and goes right through the completion of the build. We strive for excellence, and our objective is to over deliver at every turn.

It really is that simple.”

*Licinia Martins*



OUR DESIGN PHILOSOPHY

Philosophy



Watermark Homes is founded on the experience and expertise of its CEO Licinio Martins. With two decades of experience working with some of Ontario's leading builders and developers, he has been instrumental in the creation of over 2,300 homes across the GTA and Golden Horseshoe area.

Unlike production home builders, which focuses more on volume and upgrade sales, Watermark Homes is building its reputation one home at a time offering a true custom home

experience to its' clients, where the quality of construction is second to none, and the finishing standards are determined by the client. Working with the finest architects and interior designers, Martins and his team are producing nothing but high end homes incorporating the latest in new building technology, and impeccably appointed with the most premium features and finishes throughout.

OUR PROCESS STEP BY STEP

Process

Watermark's design-build service offer an integrated, "one-stop-shopping" experience for our custom home clients – a step by step process that encompasses planning, design, décor selection, construction, delivery and after-sales service.

<b>STEP ONE</b> Initial Consultation	<b>STEP TWO</b> Location	<b>STEP THREE</b> Architectural Design	<b>STEP FOUR</b> Final Review and Construction Start	<b>STEP FIVE</b> Project Construction Start Meeting
<b>STEP SIX</b> Interior Design	<b>STEP SEVEN</b> Milestones of Construction	<b>STEP EIGHT</b> Pre-Closing Orientation	<b>STEP NINE</b> Welcome Home	<b>STEP TEN</b> Warranty and After Sale Service

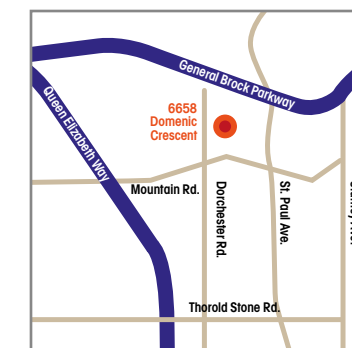




# Lot Location

## A PRIME LOT LOCATION

This custom-designed luxury home in the most prestigious and exclusive cul-de-sac in Niagara. Live in the heart of Calaguire Estates in one of the most picturesque, and most desired lots in the entire community.





6658 DOMENIC CRESCENT  
FRONT ELEVATION

*Luxury Living at it's Finest*



6658 DOMENIC CRESCENT  
REAR ELEVATION

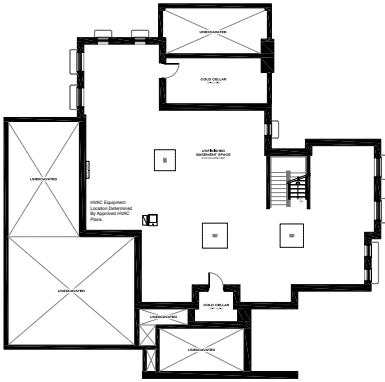


6658 DOMENIC CRESCENT  
NIAGARA FALLS, ON  
L2J 4L5

4,365 SQUARE FEET



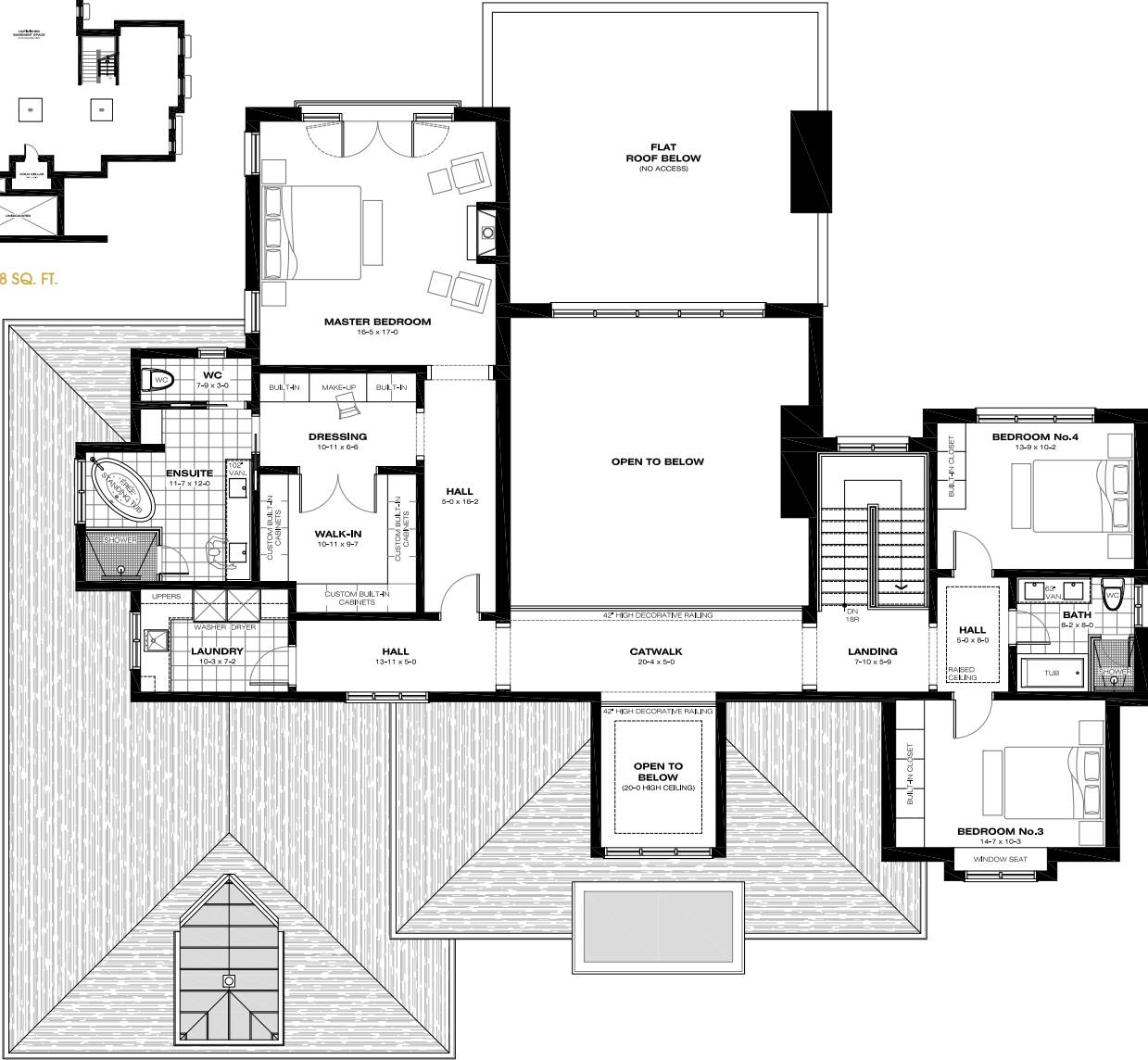
MAIN FLOOR OPTION 2



BASEMENT  
UNFINISHED AREA 2,108 SQ. FT.



MAIN FLOOR



SECOND FLOOR

Plans and specifications are subject to change without notice. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. E. & O. E.





STANDARD FEATURES

Standard Features



Construction & Design:

- 1. Designed by Award Winning Renowned Architect David Carothers
- 2. Pool Sized Executive Lot and the End of a Cul-Da-Sac
- 3. Main Floor Features 10', 12', and 20' High Ceilings
- 4. Second Floor / Loft Features 9' High Ceilings
- 5. Extended Basement Ceiling Height of 8'9" (except in areas with dropped beams/HVAC or Low Head Room)

- 6. Wide Spacious Hallways, and Archways
- 7. Large Carefully Planned Open Concept Floor Plan
- 8. Front Entry Courtyard
- 9. Covered Front Entry Portico
- 10. Oversized 3 car tandem garage (ideal for large vehicles or boats)
- 11. Large 465 sq. ft. Covered Patio (465 sq. ft.) to Rear Yard
- 12. 2 Cold Cellars in Basement (1 at Front & 1 Oversized at Rear)
- 13. Oversized Low-E Casement Windows, and Patio Doors (as per plan)

- 14. All Exterior Windows & Doors are Split Finish (Black Exterior, White Interior)
- 15. Direct Access from Garage to House & to Rear Yard.
- 16. 2x6 Exterior Construction
- 17. Engineered Roof Truss, and I-Joist Systems
- 18. Engineered 3/4" High Performance Tongue & Groove Sub Floor
- 19. All Sub-Floors Screwed and Glued to Floor Joists
- 20. All Masonry (Brick, Stone, & Precast) and Stucco Exterior

- 21. Custom Designed Address Marker
- 22. Poured Concrete Foundation Complete with Waterproofing Spray, and Foundation Wrap
- 23. Custom Front Entry Door
- 24. Oversized Custom Garage Doors Complete with Garage Door Openers
- 25. All Concrete Floors (including basement) to be Cross Cut
- 26. Garage Fully Drywalled Primed and Painted
- 27. Three Piece Basement Rough-In for Future Bathroom

- 28. All Ducts Professionally Cleaned and Sanitized Prior to Occupancy
- 29. Frameless Glass Shower Enclosures and Doors in all Showers
- 30. Architectural Series Roof Shingles with Limited Lifetime Manufactures Warranty

Kitchen, Bath & Built-Ins:

- 1. Upgraded Cabinetry in Kitchen, Walk-In Pantry and All Bathrooms
- 2. Quartz Ceaserstone Counter Tops Throughout (Kitchen, Walk-In Pantry, All Bathrooms, Make Up Desk, and Laundry Room)
- 3. Stacked Uppers to Ceiling in Kitchen
- 4. Wall to Wall Base Cabinets (in Kitchen) Complete with Garbage Pull Out, Pots and Pans Drawers, and Pull out Pantry
- 5. Oversized Custom Designed Kitchen Island with Farmhouse Sink
- 6. Walk-In Pantry in Kitchen Complete with Bar Sink & Beverage Station
- 7. Built-In Make Up Desk in Master Bedroom Dressing Room
- 8. Built-In Closet Organizers in Master Bedroom Walk-In Closet
- 9. Built-In Bench with Storage in Main Floor Mud Room
- 10. Fully Outfitted Laundry Room Complete with Uppers, Lower, and Built-Ins.
- 11. Under Cabinet Valance Lighting in Kitchen
- 12. High End Appliances (Range, Fridge, Beverage Fridge, Dishwasher, Washer, Dryer, & Microwave)

Electrical, Plumbing & HVAC:

- 1. 200 Amp Electrical Service/Panel
- 2. Over 100 Pot Lights (Total) Throughout Main Floor, 2nd Floor and Exterior
- 3. Provision for Future Electric Car Charging Station in Garage
- 4. Under Cabinet Valance Lighting in Kitchen
- 5. Exterior Front Walk-Way Lights (Court Yard)
- 6. Exterior Soffit Plug for Holiday Lights
- 7. Professionally Selected Upgraded Light Fixtures Throughout Including Exterior (as per plan)
- 8. Exterior Hanging Coach Light at Front Entry Covered Portico
- 9. Exterior Ceiling Fan in Covered Rear Patio
- 10. Coach Lights Installed at Garage (2)
- 11. Electric Garage Door Openers (2) Included
- 12. Built-In Speakers (Great Room)
- 13. Smart Home Integration & Security System with Front and Rear Exterior Cameras
- 14. Cable Connections Installed to "Home Run" Panel in Basement
- 15. Rough in For Dishwasher (plumbing and electrical)
- 16. Whole Home Water Filtration System
- 17. Water Service Upgraded to Accommodate Future In-Ground Sprinkler System
- 18. Three Exterior Frost Free Hose Bibs (Garage, Rear and Side yard)
- 19. Professionally Selected Upgraded Plumbing Fixtures
- 20. Freestanding Soaker Tubs in all Bathrooms (except Powder Room)
- 21. Spa Inspired Master Ensuite

- 22. Undermount Bathroom Vanity Sinks (all bathrooms)
- 23. Undermount Bar Sink in Kitchen Pantry
- 24. Oversized Farmhouse Sink in Kitchen Island
- 25. Undermount Laundry Sink in Laundry Room
- 26. Drain Water Heat Recovery Pipe (as per plan)
- 27. All Pex Water Lines
- 28. High Efficiency Forced Air Furnace Complete with HRV System
- 29. Central Air Conditioning
- 30. High Efficiency Hot Water Tank
- 31. Natural Gas Fireplace in Great Room
- 32. Natural Gas Fireplace in Master Bedroom
- 33. Natural Gas Outdoor Fireplace in Rear Covered Patio
- 34. Natural Gas Line to Exterior Covered Patio For BBQ
- 35. Natural Gas Line for Stove in Kitchen

Hardwood, Stairs & Tiles:

- 1. Engineered Hardwood Flooring Throughout Including Kitchen (Excludes Bathrooms, Mud Room, & Laundry Room)
- 2. Upgraded Floor Tiles (12x24, 13x13, or 12x36) in all Bathrooms, Laundry Room, and Mud Room
- 3. Upgraded Wall Tiles in all Showers complete with Tiled Shower Floor
- 4. Tiled Feature Walls as per plan and Approved Finishing Schedule
- 5. Tiled Kitchen Backsplash Including Walk-In Pantry, Behind Fridge, and Stove Location

- 6. All Oak Stairs from Main to 2nd Floor and From Main Floor to Basement
- 7. Oak Nosings Installed to all Interior Railings
- 8. Oak Hand Rails Installed on all Interior Railings
- 9. Stair Cases Feature Wrought Iron Spindles and Square Oak Posts (as per plan)

Other Finishes & Features

- 1. Upgraded Stately Interior Trim Package (Baseboards, Door & Window Casings)
- 2. 8' Tall Interior Doors
- 3. Pocket Doors Installed as per plan
- 4. French Doors Installed as per plan
- 5. Boxed and/or Coffered Ceilings as per plan.
- 6. Detailed Trim Work and Accent Trim as per Approved Finishing Schedule
- 7. Trimmed Archways, Half Walls, Barrel Arches as per plan
- 8. Fully Drywalled and Painted Garage
- 9. Epoxy Finish on Garage Floors
- 10. Complete Central Vacuum System (Terminating in Garage)

Warranty:

- 1. Complete Taron New Home Warranty
- 2. Appliances Complete with Manufactures Warranty
- 3. Roof Shingles Come with Limited Life Time Manufactures Warranty

Specifications, features and offerings are subject to change without notice. E. & O. E.





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