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BUILDERS NEW HOMES

Diversified environments for discerning homeowners

TODAY'S BUILDERS OF QUALITY HOMES recognize that homebuyers are well-versed in the features and workmanship offered. To make a memorable impression, the amenities their properties offer must extend beyond the ordinary and above the acceptable.

Belsito Homes has made this commitment to develop homes of inviting living space and diversified environments to meet the demanding needs of discerning consumers. Those are the key components found within Phase II of its River Oaks development in Oakville.

The introduction of these 10 plans means that choices have never been as prevalent. Plans vary from The Maple's modest 1,460 square feet to the stately Silver Birch at 2,540 square feet of living splendor. Not only does Belsito Homes invest considerable time and talent on the interior construction of its homes, but on their placement within the property and the actual lay of the land. That's why Belsito offers several choice locations for homes complete with full walk-out basements and balconies, offering three levels of family living.

Placed on 44-foot lots with the conventional placement of a garage in front, The Mountain Ash and Silver Birch lend themselves to convenient living indoors and out. With square footage from 2,310 to 2,540, they're priced from \$255,900 to \$271,400.

Immediate appeal

Those preparing to expand their horizons and style of living will recognize the immediate appeal of The Spruce, The Linden and The Sandcherry with 39 feet of frontage and backyards that are gradually graded for a deck lot with walkout. Deeper windows in the basement invite in more light so basement living is no longer dark and depressing. Priced from \$240,900 to \$246,900, these properties are situated along Andover Road just seconds from Hwy. #5. They neighbor proposed schools and retail and commercial developments that will service these new families. The River Oaks Recreation Centre is nearby, and Sheridan College, Oakville Place and Glen Abbey are within minutes.

By offering amenities above those of other new home developments in the marketplace, Belsito has established an enviable reputation among those moving into its neighborhoods in Charnwood, Cynara Drive, Beacon Lane, Durie Road, Encore Place, Carrington Place and Roseborough. Another discernible difference homebuyers will notice immediately is the solid construction of a Belsito Home. One walk through the River Oaks Riveroaks model home will secure that thought.

Like The Silver Birch of Phase II, the model features a winding, colonial-styled staircase that reaches upward to follow the gentle curve of the adjoining wall. A spacious entry of ceramics opens into the living room and kitchen. Through double French doors, visitors will find a charming family room with gas fireplace and mantle stained a soothing sage green to match the rails and pickets of the circular staircase. The colonial theme is apparent again in the baseboards, trimmed archways and mantle.

Clay brick

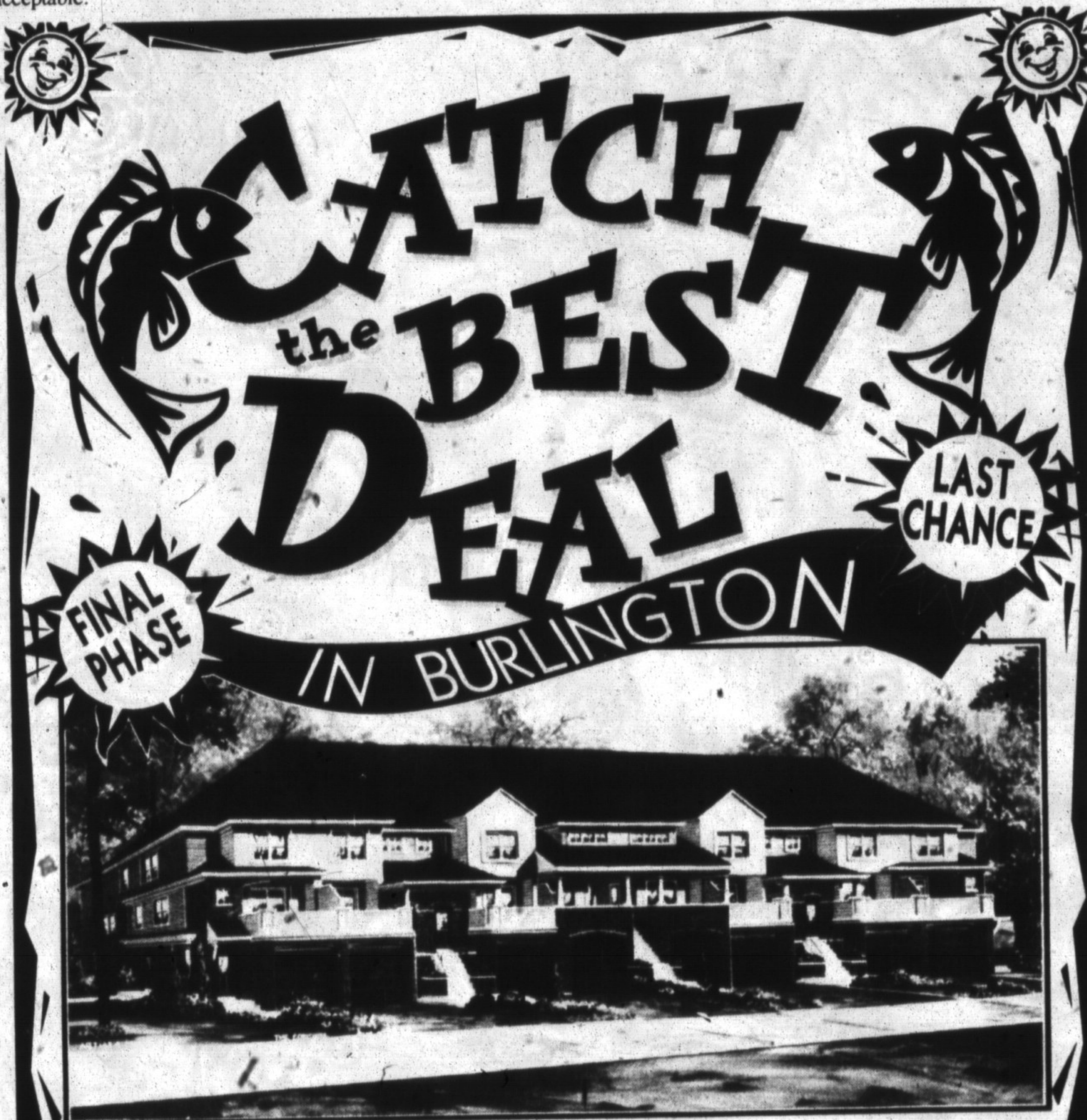
And whether the design selected is a minimalistic approach or one to accommodate growth and a grander lifestyle, the luxury features traverse all 10 plans. Clay brick, quoined corners and soldier coursing are typical of the detail Belsito invests in the outward appearance of its homes, also standard are brick arches, keystones and other masonry effects that contribute character and charm to these homes of distinction. Where an ensuite bath is included, it features an elegant raised bath and separate shower. A high efficiency gas, forced air furnace, duct work for future air conditioning, rough-in for a basement bathroom, a wine cellar/cold storage area and a fully sodded lot are some of the other features given careful consideration.

After a quarter century of home building, Tony Belsito has combined quality craftsmanship and exquisite design in the latest phase of development in River Oaks Riveroaks. Belsito has achieved the designation of excellent from the Ontario New Home Warranty Program. His son Pat is on site throughout the week, attesting to that quality and adhering to the age-old standards established by his father.

Says Pat, these homes are designed for community living, for individuals and families who share a common bond, one that has led them to seek out a neighborhood of permanency and stability where their families can live and grow for the long term. That's why these homes have been designed with them in mind.

It's demonstrated by maintaining the location of the garage at the front of the properties so living space inside and out is maximized, and winter snow removal is minimized. Construction using 2x10s contributes to a stronger, more solid foundation, literally and figuratively, as floors have less bounce and more durability.

Those committing to a Belsito home today can negotiate a closing date mortgage for the summer of 1996. Sales agents for Belsito's developments of Phase I and II are Ross Godsoe, Susan Kelln and Brett Smiley of White Oaks Realty. They can be reached at the site at 905/257-2643 or 274-7474. To reach the model home, take Trafalgar Road south. Just before Upper Middle Road, turn west at Glenashton Drive and follow that to River Glen Boulevard. Hours are 1-8 p.m. Monday to Thursday, and noon to 6 p.m. Saturday and Sunday, or by appointment.



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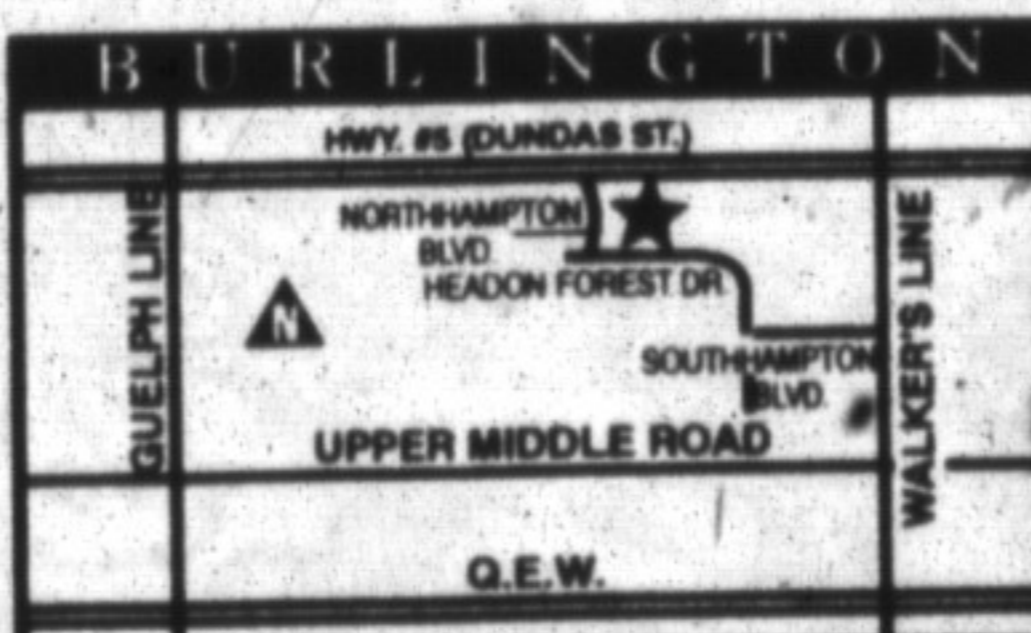
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