

Dec 5, 2025



 BEUNA VISTA LANE TOWNHOMES

981 - 12 STREET SE, SALMON ARM

DESIGN SPECIFICATIONS

PRESENTED BY ROB MCKIBBON

BIGRob.ca

Homelife Salmon Arm Realty
250-804-6288
Sold@BIGRob.ca



DESIGN SPECIFICATIONS



TOWNHOME FEATURES

- Fourplex has attached garage
 - End units with 15x22'
 - Inside units with 15x30'
- Three-plex has a covered carport 12.5x16'
- Each unit has an assigned parking space
- Visitor parking on site

SPECS

- Rebar & concrete per code
- Structural engineered per code
- Smooth finish garage floor, Sloped
- Concrete apron, Swirl finished
- Concrete walks, Swirl finished
- Double, separate party walls; insulated
- Finished drywall with square edges
- Painted flat ceilings
- 5/8" Fireguard separations
- 1/2" Drywall on partitions
- Vinyl windows w/Screens
- Vinyl patio doors w/Screens
- Fiberglass insulated front door
- Steel insulated garage door (4Plexes)
- 125 Amp service for main panel
- Level 2 240V/40amp Roughed in
- Telephone, cable, CAT5 & optics

SPECS (con't)

- Decor style switches and receptables
- Single handle plumbing faucets - Chrome
- 1 Piece bathtubs with shower
- Exterior hose bib in backyard
- Mini-split heat pump with air conditioning
- Electric baseboards on lower level
- 100% efficiency hot water tank
- Maple plywood walls in garages
- Hardi plank siding and smart trim
- 30 year asphalt shingles
- Aluminum railing & top rails
- Aluminum soffits
- Duradeck decking
- Aluminum gutters & downspouts
- Designer plywood box cabinets
 - w/white melamine cabinet doors & fronts
 - Quartz counters in kitchen & bathrms
- Tile backsplashes throughout
- Appliances by City Furniture included
 - Fridge, Stove, DW, W/D
 - Microwave hood fan, Vacuum
- Vinyl plank flooring throughout
 - Aquafix waterproof, light brushed
- Backyards turfed w/patio area

DESIGN SPECIFICATIONS

MATERIALS & COLOURS

TOWNHOME FEATURES

- Paint by Glidden Delux
 - Eggshell finish on walls & trims
 - Flat finish on ceilings
 - Semi-gloss on interior doors
- Vinyl Plank Flooring colour is Pinacle
 - Photo of colour attached
- Carpet for stairs to be chosen
 - 3 Plex units will have carpet in basements
- Quartz countertops in two colour choices
 - White marble - photo attached
- Cabinets are white melamine throughout
 - Interior of cabinets are stained birch
 - Photo attached
- Light fixtures per photos attached
- Ribbed wood interior doors per photo
- 4" painted trims and baseboards
 - Per photo attached
- Chrome door hardware, lever style
 - Privacy locks on bathroom doors
- Blinds throughout on all windows
- Fireplace trim with 2 colour choices
 - Per photo attached
 - There will be 2 matching shelves

Glidden Pro



Description

Glidden Pro offers a full range of finishes that can be tinted to pastel and off-white colours. Its latex based formula consistently provides great results and easy application, with excellent hide and touch-up.

Available Sheens

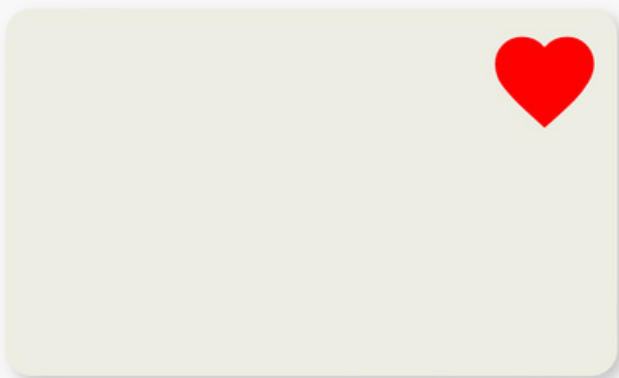
- ✓ Flat
- ✓ Eggshell
- ✓ Semi-gloss
- ✓ Primer

Available Bases

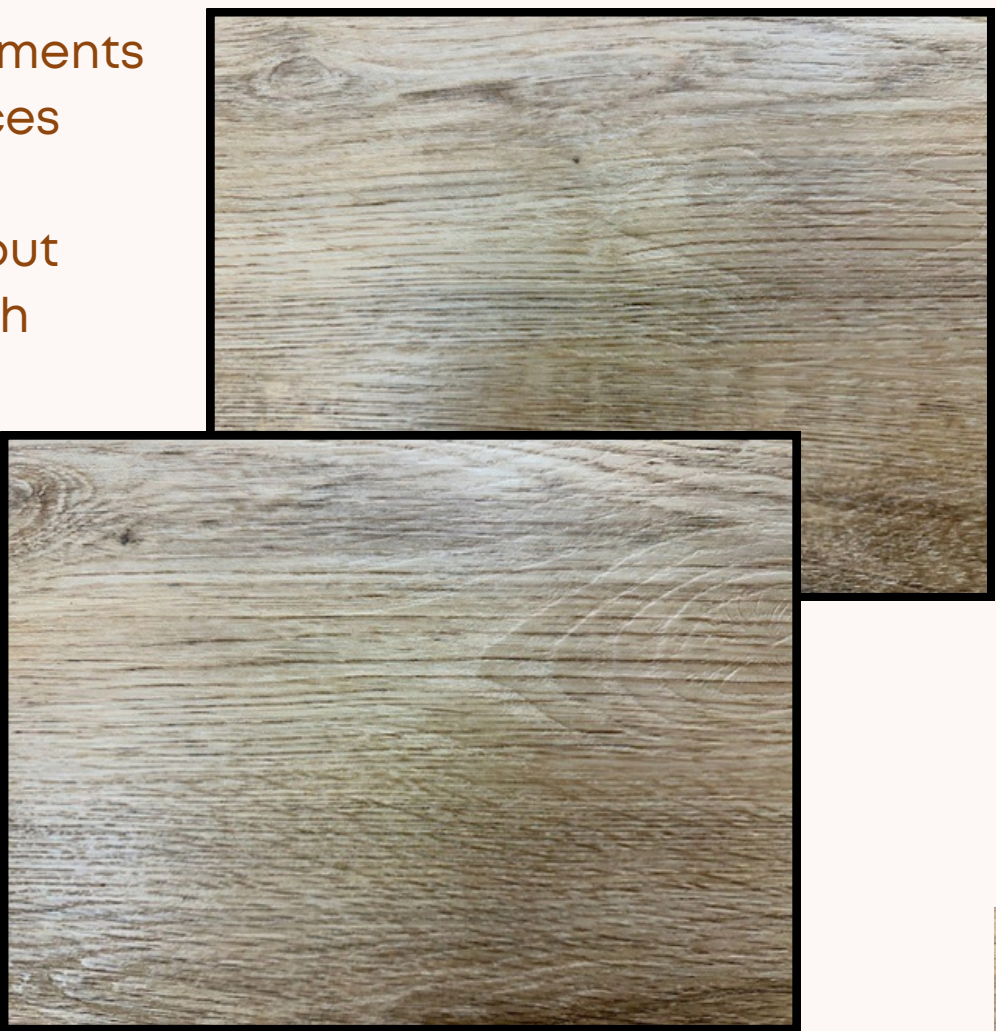
- ✓ Primer
- ✓ White

Paint Material & Colour

Glidden Pro Gypsum by Delux throughout

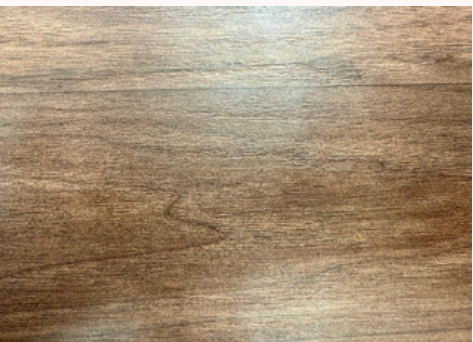


Gypsum
DLX1006-1



*Vinyl Plank Flooring Colour
"Pinacle" Sample available*

Fireplace type & Trim design



Sugar on Ice



OR *White Halifax Oak*

COLOURS

MATERIALS & COLOURS



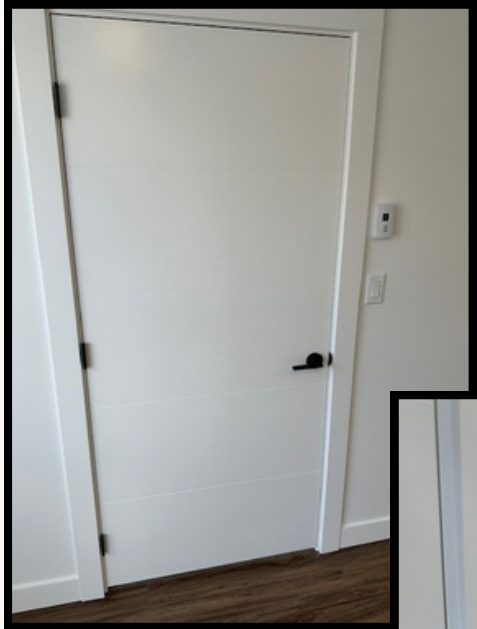
Lighting Fixtures
Plus pot lighting



Cabinet style and Colour



Closet finishing
& Styles



Ribbed wood
Interior doors
Chrome hardware



Trim &
Baseboard
Style



Carpet on Stairs
Metal handrails

Latitude North
White



Serene/AM

COLOURS

MATERIALS & COLOURS



Birch
Plywood
Garage
Walls



Appliance
Package
Per Brochure
Fridge, Stove,
Microwave hoodfan
Dishwasher
Washer & Dryer

Hand held vacuum included



Quartz Countertops
Kitchen & Bathrooms



Blinds
Throughout
All windows



Tubs & enclosures
Chrome fixtures
Water closet style/colour



Backyards will be fenced with a 10'x10'
concrete patio & lawn

COLOURS



Unit #12



Unit #12