



Specifications

General:

- Pot lights strategically located
- Additional lighting allowance for remainder of house
- Energy efficient home
- High efficiency furnace
- High efficiency hot water tank (50 gallon)
- National Home Warranty coverage
- Envelope sealed window system silicone based leak stop
- Spray foamed windows and doors avoiding drafts and condensation build up
- Low-e maintenance free windows
- Superior 4 part party wall design for maximum quietness.
- Spray foamed floor joists with air tight seal
- Spray foamed cantilevers ensuring airtight draft-less comfort
- Sure shot joist sealing
- Super sealed vapour barrier
- Poly-urethane concrete ladder avoiding moisture penetration.
- Decora switches and plugs
- Full laundry connections in basement
- 9 foot main floor
- Rough in vacuflo
- Rough in alarm
- Single garage door opener
- Custom made cabinetry to ceiling stained maple or oak.
- Engineered silent floors
- Sunshine windows in basement with rough in plumbing

Wood work and Finishing:

- Maple wall capping stained to match
- Custom built kitchen cabinets with crown moulding built to ceiling height
- Hidden hinges shaker style doors
- Maple railing with noel posts and maple spindles
- Stoned gas fireplace on main level
- 3 inch door casings
- 4.5 inch baseboards
- Door headers in common areas

Kitchen:

- Custom built maple kitchen with designer handles
- Full height upper cabinets made with minimum ½ materials
- Fully wrapped maple cornice with accent moulding
- Double edge granite countertops
- Full height tiled backsplash
- Kitchen pot filler
- Stainless steel appliances
- Pot drawers full extension

Bedrooms and Bathrooms:

- Master bedroom with ensuite
- 2.5 bathrooms fully tiled
- Porcelain sinks embedded in granite counter tops
- Designer bathroom hardware throughout
- Stand up tiled shower acrylic base with tiled walls

- Soaker tub with tiled walls
- Skylight and vented window
- Moen faucets
- Full size mirrors
- Fully tiled showers with accent brick layed inserts

Flooring:

- Tiled Entrance, bathrooms, and rear entrance
- Main floor Hardwood
- 36 oz carpet with 7lb underlay

Outside:

- Exposed aggregate walkways
- Grass yards with natural gas bbq connections
- Pressure treated fence with illuminated lighting
- Drywell drainage system

Landscaping:

- Trees, sod, bushes in front and back
- Exposed aggregate walkways, bushes
- Crushed gravel



Calgary Region
Member

