

## LEADING THE INDUSTRY FOR 35+ YEARS

Our dedication to building superior homes has led us to some of the most skilled trades and inspired designers in the business.

Enjoy the home building process knowing we're sourcing the highest quality craftsmanship to deliver exceptional results.



## STYLISH FLOORING

- Luxury vinyl plank flooring on main floor and laundry
- Carpet bedrooms

## MASTER PLANNED KITCHEN

- Stainless steel appliance package including 22 cu.ft. French door fridge with bottom freezer, ceran top self-clean stove, OTR (over the range) microwave and tall tub dishwasher with hidden controls
- Cabinets in thermofoil and maple
- 42" high upper cabinetry with 3" crown moulding
- Four pot and pan soft close drawers
- Chrome cabinet door hardware
- Full height kitchen backsplash finished with metal schluter trim
- 1 1/4" Quartz countertops with undermount stainless steel sink
- Luxurious Delta Nori high arc pulldown kitchen faucet
- Energy efficient LED wafer pot lights and decora island plug
- Pantry storage with 4 rows of MDF (medium density fibrewood) shelving

## EXQUISITE BATHROOMS

- Cabinets in thermofoil and maple 2 cabinet door profiles
- 1 1/4" quartz countertops with undermount sinks
- Luxurious Delta Method plumbing series
- Elongated Bowl Toilets
- Ensuite fibreglass shower with 6 mil glass barn style sliding door with chrome hardware and tile to ceiling
- Soaker tub in ensuite with tile backsplash\*
- 60" Fibreglass Tub/Shower with tile surround in main bathroom
- 3 piece rough-in plumbing in basement for future development

## FINISHING DETAILS

- Knockdown ceilings
- Riverside 5 panel smooth finish interior doors
- One coat primer plus two coats ceramic flat latex pain
- Distinctive shaker MDF 5" baseboards and 3" casings
- MDF shelving in all closets including a set of double row shelving in master walk in closet



## STRUCTURAL

- Impeccable 9' main floor and 8'4" foundation walls, offering additional height in the basement
- Engineered floor system – tongue and groove sub floor that is nailed, glued and screwed
- All walls framed 24" on center, exterior walls are 2 x 6
- Engineered approved trusses

## ELECTRICAL

- Energy efficient LED wafer pot lights in kitchen and front exterior
- Lighting package including energy efficient LED low profile light fixtures and light bulbs
- Structured wiring for TV, data and telephone
- Decora light switches
- GFI kitchen and bathroom counter plugs
- Exterior soffit and GFI weatherproof plugs
- Smoke and smoke/carbon monoxide detectors throughout home to keep you safe

## WINDOW & DOORS

- Plans designed for natural light featuring low maintenance Solar Shield, double glazed, argon filled windows throughout
- Low maintenance white vinyl window sills and jambs
- Inviting fiberglass front door with contemporary glass insert
- Weiser SafeLock brushed chrome deadbolt and front passage lever
- 8' tall rear patio door\*
- R-10 garage door with quiet belt drive door opener and 2 remotes

## ENERGY EFFICIENCY & PERFORMANCE

- Individually dedicated waterlines with individual shut-off valves
- 48 US gal. natural gas water heater
- 96% efficient furnace with active heat recovery ventilator (HRV)
- Garage walls with R-12 or R-20 insulation, drywall and one coat of fire tape\*\*
- Spray foam seal around door and window openings
- Keeping your home well insulated with R-50 ceiling insulation, R-20 exterior wall insulation, R-12 basement wall insulation, R-35 spray foam insulation under living space above garage and cantilevers\*

## ELEVATED EXTERIORS

- Maintenance free Hardie Board aluminum - battens, soffit, fascia, eaves trough and exterior railing\*
- Smartboard front elevation columns and attached overhead garage door jamb
- 25 year limited asphalt roof shingles
- Exterior engineered house wrap providing an extra barrier from the outdoor elements
- 5" house numbers on front elevations
- Deck
- Concrete driveway full width of garage\*
- Poured concrete walkway to front steps\*

## BUYING BENEFITS

- Founding & long standing member of the Alberta New Home Warranty Program:
  - 1 year Materials and Labour
  - 2 year Delivery and Distribution Systems
  - 5 year + 2 Bonus years Building Envelope
  - 10 year Structural
  - Alberta New Home Warranty Pre-possession Deposit and Home Completion Insurance



## Specification Highlights

### FOUNDATION

Concrete	32 MPA Concrete
Footing	Size 20" x 8" minimum
Walls	8" thick c/w 4 rows rebar wrapped

### FRAMING

Joist	Engineered floor joist system,
Subfloor	3/4" OB
Walls	2x4 KD spruce studs @ 16" o/c (interior) 2x6 KD spruce studs @ 19.2" o/c (exterior)
	3/8" OSB Wall Sheathing
Roof	Engineered roof trusses @ 24" o/c as per plan 7/16" OSB Roof Sheathing

### EXTERIOR CLADDING

Walls	Hardie Board
Roof	IKO - Cambridge 30 years
Soffit/Fascia	Pre-finished aluminum Pre-finished aluminum

### EXTERIOR DOORS & WINDOWS

Doors	Metal insulated Electronic keyless front door lock
Hardware	Passage set c/w deadbolt
Windows	Double glazed pre-finished, All Lux Windows

### EXTERIOR CONCRETE

Walls	36" standard concrete to the front door. Max. 20'
Steps	Treated as plan 5' concrete pad under step

### DRYWALL & INSULATION

Walls	R20 c/w 6 mil poly (exterior)
Ceilings	R60 loose fill insulation c/w 6 mil
Basement	R22 to the floor c/w 6 mil poly
Drywall	Standard corners
Walls	1/2" drywall
Ceilings	1/2" CD board drywall; Knockdown Texture

### PLUMBING

Shower	One piece Fiberglass Shower
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Taps	Delta Chrome-Lahara
Lawn service	2 taps non-freeze as per plan
Showers	Ensuite tiled surround as per plan
Hot Water	50 US gal
Laundry	One set of taps, 220 Volt dryer outlet, Dryer Vent rough-in

### ELECTRICAL

Panel	32 Circuit, 100 AMP
WP	2 weatherproof plugs as per plan
Telephone	Great room
Cable TV Outlets	Great room, master bedroom, family room, bedrooms
Range hood	2-speed vented
Baths	All baths on GFI circuit
Heating	(1) High-efficient gas furnace Nest Thermostat

### INTERIOR FINISH

Doors	Paint Grade Rasied Panel Doors
Closets	Paint Grade Raised Panel Doors
Casings	MDF-white – 4" baseboards baseboards, 3 1/2" casing
Hardware	Weiser chrome
Mirrors	Vanity length

### PAINTING

(1) paint color- Walls -Eggshell  
Interior doors and Trim in Semi-Gloss

### OTHER

Cabinets	Custom cabinets 36" high soft close drawers
Counter Tops	Laminate
Lighting	Standard Lighting package
Fireplaces	Electric in Great Room

### FLOOR COVERINGS

Tile	Ensuite and bathrooms, Backsplash
LVT	Bedrooms, Laundry, Kitchen, Nook, Great Room, Foyer, Bedrooms, and Stairs

### DECK

N/A

### APPLIANCES

As per spec?

### WARRANTY

Every home is protected by  
"Alberta New Warranty" Program