

STANDARD SPECIFICATIONS*

NO UPGRADES NEEDED!

Structure:

- 9-foot main & basement ceiling heights
- Extra rigid floor system; I10 floor joists
- No Sag - 1.8 beams, & over all exterior doors & windows
- No Sag - 1.8 beam over garage car door

Insulation: reducing your energy costs

- R-50 attic
- R-22 main and second floor exterior walls
- R-20 basement exterior walls
- Expanding spray foam; all cantilevers & between floors

Windows:

- ENERGY STAR certified; reducing energy costs up to 16%

Front Door:

- ENERGY STAR certified; woodgrain front door, reducing energy costs by up to 16%

Garage Car Door:

- ENERGY Efficient; custom designed steel door

Heating:

- TRANE S9X1- 95% High-Efficient furnace
- Heat recovery ventilator; provides fresh air & saves energy
- Programmable thermostat; reducing energy costs

Plumbing:

- Rubi by Soligo-faucets; lifetime warranty cartridge & finish
- Rubi by Soligo-tub fillers
- Rubi by Soligo-fiberglass tubs
- Rubi by Soligo-3-piece shower kit in ensuite
- Rubi by Soligo-undermount sinks
- Contemporary - One-piece toilets
- Bradford - White High Efficiency hot water tank

Electrical:

- Decora plugs & switches; You choose where they are placed
- Stylish pot lights
- Generous lighting allowance; You choose lights & placement

Home Automation:

- Cable & telephone outlets in family, bonus & bedrooms
- Category 5e in family, bonus & bedrooms
- Security rough in; exterior doors, motion sensors, 2-keypads
- Solar Energy rough in conduit to attic for future expansion
- Free consultation with our home automation advisor

Kitchen Cabinets:

- Flat panel or shaker cabinet doors; You choose your style
- Paint grade or maple, stained doors; You choose your colours
- Variety of handles & knobs; You choose your style & colours
- Flat soffit to ceiling with 4" flat cornice moulding
- Finished toe kicks throughout
- Soft closing doors & drawers throughout
- Scuff resistant white melamine cabinet interior throughout
- 2-sets of pot & pan drawers in Kitchen
- 42"- high uppers cabinets throughout
- 12 3/4"- deep upper cabinets throughout

Kitchen Appliances:

- Generous appliance allowance; You choose your appliances

Counter tops:

- Quartz; 2CM - counter tops in kitchen, laundry & all bathrooms; You choose your colours

Paint:

- Benjamin Moore 3-coats of high-quality washable paint

Wall Tile: (NO IMITATIONS ALLOWED)

- Julian porcelain tiles; in kitchen, powder room, laundry & all bathrooms; You choose your style & colours

Floor Tile: (NO IMITATIONS ALLOWED)

- Julian porcelain tiles; in powder, laundry, boot room & all bathrooms; You choose your style & colours

Flooring:

- Luxury Vinyl plank in foyer, main hall, kitchen, nook and pantry; You choose your style & colours
- Plush carpet; You choose your style & colours
- Dense moisture resistant under pad

Fit & Finish:

- 6'-8"- interior doors; in all areas; You choose your styles
- 4-0"- baseboards throughout; You choose your styles
- 3-0"- window casings throughout; You choose your styles
- Custom designed & lacquered boot room lockers, pantry, & main bedroom closet. Main closet comes with 6 sweater shelves; You choose your colours & design
- Free sliding powder coated wire racking featured in all bedroom closets
- Custom stained & lacquered interior railings with iron spindles; You choose your styles & colours
- Contemporary Euro-Slider - tempered glass shower surround in ensuite

- HOME IS IN THE DESIGN - MIX AND MATCH YOUR FINISHING ITEMS-



EVERYTHING you think you know about building a new home... LET'S RETHINK IT.

*All items can be substituted by the builder, depending on availability, architectural controls and/or as required by the Alberta Building code.