

## EXTERIOR

- Minimum 30-year asphalt shingles
- Prefinished aluminum soffits, fascia and eavestroughs
- Prefinished siding or exterior cladding
- Energy efficient triple glazed argon filled glider windows as per plan
- Prefinished aluminum soffit & 6" fascia
- Stone or brick accents as per plan
- 3/4 HP belt drive garage door opener with two remotes & keyless entry
- Prefinished aluminum picket railing as required by Alberta Building Code
- Rear deck and railing (if applicable)

## FRAMING

- 16" on centre interior walls as per plan
- 2" x 6" 24" on centre exterior walls
- Engineered floor joist system
- 2" x 8" treated wood deck nailer

## INTERIOR FINISHING

- Maple cabinet doors & drawer fronts as per selections
- Full back cabinets with maple veneer
- Laminate countertops
- Stain-grade hand railing with pewter iron spindles as per plan
- Cloverdale acrylic one coat primer and two-coat finish
- Gas fireplace with electric ignition as per plan
- Full height builders line tile kitchen backsplash
- Select luxury vinyl with choice of colours located as per plan
- Builders line 12" x 24" tile as per plan
- Premium carpet complete with 8lb underlay
- 4" flat baseboards & door headers, 3" casings
- MDF closet shelving as per plan in closets & master bedroom as per plan painted to match walls
- Hollow-core passage & closet doors as per plan

## HEATING + VENTILATION

- 96% or higher high efficiency forced air heating system
- Programmable thermostat
- Professional furnace and duct cleaning prior to possession
- Power water saving flow thru humidifier
- Partially active Heat Recovery Ventilator with digital control

## INSULATION + DRYWALL

- R22 batt insulation to exterior walls
- R60 insulation in attic area
- R22 batt insulation, drywall & fire taped garage
- Splatter texture ceilings throughout
- 1/2" drywall, square corners throughout

## PLUMBING

- Stainless steel double compartment drop in sink with Delta chrome faucet in kitchen
- 80k BTU Rinnai gas fired tankless on demand hot water system
- 3-piece bath rough-in in basement
- One set of hot and cold laundry taps with washer drain
- Waterline to fridge where applicable

## COMFORT

- One Year After Sales Service Program
- Alberta New Home Warranty Protection