

EVERYTHING YOU NEED | TO BUILD YOUR LIFE

Smart Energy

- **Savings and Peace of Mind Essentials:**

- Built Green Registration and Blower Door Testing, offering up to 25% mortgage insurance savings (floorplan, orientation, location and options may affect home rating)
- Plans designed for natural light, featuring low maintenance triple pane Solar Shield, argon filled windows throughout (excluding doors and sidelites)
- Flow through humidifier



- **Smart Home Essentials:**

- Monitor your home anytime, anywhere with Honeywell Programmable Thermostat allowing you to control and adjust your home's temperature, humidity and ventilation
- Front door Weiser Aura Smart Lock and lever
- Smart light switches (3 locations) and motion-activated switches (2 locations) and ensuite bathroom fan timer
- Manage your Smart Home with Amazon Alexa Echo Show touch screen

- **Keeping your home well insulated:**

- Insulation values of R-60 in ceiling, R-20 in exterior walls, R-20 in basement walls, R-28 spray foam insulation above garage and cantilevers
- Garage walls with R-12 or R-20 insulation, drywall and one coat of fire tape* and R-10 garage doors

- **Elevated Electrical:**

- 30-amp electric car charger rough in
- LED Lighting
- Ring doorbell camera and Wi-Fi-enabled garage door opener

- **Energy Efficient Mechanical Systems:**

- Instantaneous tankless hot water system
- Solar chase for a solar ready home
- Energy efficient appliances
- Water conservative plumbing fixtures
- 97% efficient furnace and ECM motor with active heat recovery ventilator (HRV)
- Complete furnace/duct cleaning prior to possession

Master Planned Kitchen and Bathrooms

- **Stainless Steel Appliances:**

- 22 cu.ft. french door fridge w/ interior water and ice
- Ceran top self-clean range
- OTR (over the range) microwave
- Tall tub dishwasher with hidden controls

- **Cabinets and Countertops:**

- Single family: Thermofoil, maple and oak with 9 color choices and 2 door profiles with 42" high upper cabinetry and modern cabinet door hardware
- Multi-family cabinets: Thermofoil finish with 2 door profiles in a multitude of colors, with 41" high upper cabinetry and modern cabinet door hardware
- Drywall bulkhead above upper cabinets and 3" flat crown moulding
- Full extension soft drawers and soft close doors
- Full height kitchen and 4-6" tall vanity tile backsplash with several tile choices
- 1 1/4" granite and quartz countertops in variety of colors

- **Plumbing:**

- Blanco undermount 1- 3/4 Silgranit kitchen sink
- Luxurious Moen Nori high arc pulldown kitchen faucet
- Moen Genta bathroom plumbing series
- Elongated bowl Toilets
- Half bath pedestal sink
- 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
- Main bath 60" fibreglass tub/shower w/ tile surround
- 3-piece rough-in plumbing in basement

- **Ample pantry storage with 4 rows of white wire shelving**

- **Medicine cabinet to match cabinetry in ensuite**

- **Taymor bright chrome bathroom accessory package**



Structural

- **Ceiling Heights and Finish:**
 - 9' main floor, 8' upper floor
 - 9' basement (Single family attached garage and estate homes) and 8'4" (Laned and duplex)
 - Knockdown ceilings
- Engineered floor system- nailed, glued and screwed tongue and groove subfloor
- All walls framed 24" on center, exterior walls are 2 x 6.

Stylish Flooring and Finishing Details

- **Flooring:**
 - Luxury vinyl plank flooring on main floor, baths and laundry
 - Multitude of 40-48oz** carpet selections with 8 lb underlay
- **Fireplace:**
 - Electric linear fireplace with drywall finish framed into great room (Single family attached garage and estate homes only) with data above fireplace
- **Interior Finishing:**
 - Riverside 5 panel interior doors
 - Shaker MDF 4" baseboards and 3" casings
 - Primer + 2 coats of paint w/ eggshell finish in 100s of colors
 - Extra storage with free sliding wire shelving in all closets

Elevated Exterior

- **Door and Windows:**
 - Inviting fiberglass front door with contemporary glass
 - White vinyl window sills and jambs
 - Double slider egress basement windows
 - 8' tall rear patio door
- **Siding and Trim:**
 - Maintenance free vinyl siding and aluminum battens, soffit, fascia, eaves trough and exterior railing**
 - Smartboard front elevation columns and attached overhead garage door jamb
- 50-year limited asphalt roof shingles
- Exterior engineered house wrap adds an extra barrier from the outdoor elements
- 5" house numbers on front elevations
- Deck nailer board for future deck
- Concrete driveway full width of garage
- 4' Poured concrete walkway to front steps** and presidential concrete precast front step



Electrical

- **Lighting:**
 - LED wafer pot lights in kitchen and front exterior
 - Attractive and energy efficient LED lighting package
- Structured wiring for TV, data and telephone
- Decora light switches/plugs
- Convenient exterior soffit and GFI weatherproof plugs
- Smoke and carbon monoxide detectors throughout
- Dedicated electrical panel located in the utility room

Buying Benefits

- **Partner of Alberta New Home Warranty Program includes:**
 - 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/Completion Insurance
- **List for Free:** Let us cover the costs to sell your existing home. (presale homes only***)
- Legal and closing fees included, provided builder's lender & solicitor are used (conditions apply)
- **Easy Move powered by Virtuo:** includes concierge services to arrange all your moving necessities, totes for moving, and customer app for organizing your move and accessing your documents



But wait there's more...

- **Personalize your home with optional add-ons:**
 - Executive and Spice Kitchen Package
 - Legal Basement Suite and Suite Rough In
 - Net Zero and Net Zero Energy Ready Packages
 - Lookbook Catalogue and Common Upgrade List

*Attached Garage Models only ** Plan, lot and community specific. Specifications Subject to change ***Opt in must be listed on purchase agreement, cannot be combined with realtor assisted sale and conditions apply