

# 2024 Sterling Standards

# EVERYTHING 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 humidifer

#### 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:

- o 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
- 96% 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:

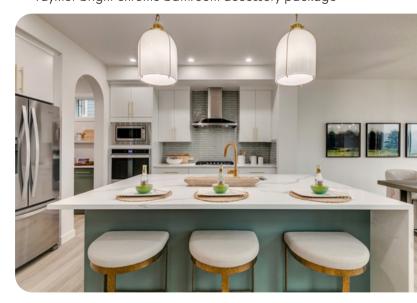
- o 22 cu.ft. french door fridge w/interior water and ice
- Ceran top self-clean range
- OTR (over the range) microwave
- Tall tub dishwasher with hidden controls

## 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
- o 11/4" granite and quartz countertops in variety of colors

## Plumbing:

- O Blanco undermount 1-3/4 Silgranit kitchen sink
- O Luxurious Moen Nori high arc pulldown kitchen faucet
- Moen Genta LX 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
- O Soaker tub in ensuite with tile backsplash
- Main bath 60" fiberglass tub/shower w/ tile surround
- 3-piece rough-in plumbing in basement
- Ample pantry storage with 4 rows of white wire shelving
- Mirrored medicine cabinet in ensuite
- Taymor bright chrome bathroom accessory package





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## Structural

## Ceiling Heights and Finish:

- o 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  $2 \times 6$ .

## Stylish Flooring and Finishing Details

#### • Flooring:

- Luxury vinyl plank flooring on main floor, baths and laundry
- Multitude of 25-38oz\*\* 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
- O 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
- O Double slider egress basement windows
- o 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:



- o 1 year Materials and Labour
- 2 year Delivery and Distribution Systems
- o 5 year+2 Bonus years Building Envelope
- o 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 and conditions apply