

## Smart Energy

- **Built Green** Registration and Blower Door Testing, offering up to 25% mortgage insurance savings and peace of mind
- Plans designed for natural light, featuring low maintenance triple pane Solar Shield, argon filled windows throughout (excluding doors and sidelites)
- Monitor your home anytime, anywhere with Honeywell Prestige Programmable Thermostat allowing you to control and adjust your home's temperature, humidity and ventilation
- Keeping your home well insulated with R-60 ceiling insulation, R-20 exterior wall insulation, R-20 basement wall insulation, R-28 spray foam insulation under living spaces above garage and cantilevers
- Be a step ahead for the future with a 30-amp electric car charger
- Feel safe at home or away with a Ring doorbell camera and Wi-Fi-enabled garage door opener.
- Front door Weiser Aura Smart Lock and lever in black finish.
- Smart light switches in front foyer, bonus room and great room\*
- Motion-activated switches in primary walk-in closet #1 and laundry room\*
- Ensuite bathroom fan timer
- Manage your Smart Home with Amazon Alexa Echo Show touch screen
- LED lighting
- Solar Chase for a solar ready home
- Energy Efficient Appliances
- Water conservative plumbing fixtures
- Individually dedicated waterlines with individual shut-off valves
- 48 US gal. natural gas water heater
- 96% efficient furnace and ECM motor with active heat recovery ventilator (HRV)
- Garage walls with R-12 or R-20 insulation, drywall and one coat of fire tape\*\* and R-10 garage doors
- Airtight electrical outlet boxes on exterior walls

## 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
- Single family cabinets: Thermofoil and maple with 9 color choices and 2 door profiles with 42" high upper cabinetry
- Multi-family cabinets: Thermally Fused Laminate (TFL) and Polyethylene Terephthalate (PET) finish in a variety of colors and 2 door profiles with 41" high upper cabinetry.
- 3" flat crown moulding
- Full extension soft drawers and soft close doors
- Modern cabinet door hardware
- Full height kitchen backsplash with several tile choices, finished with metal schluter trim
- 1¼" granite and quartz countertops in an array of options with undermount stainless steel sink
- Luxurious Moen Nori high arc pulldown kitchen faucet
- Energy efficient LED wafer pot lights and decora island plug
- Ample pantry storage with 4 rows of white wire shelving



## Structural

- Impeccable 9' main floor and 8'4" foundation walls, offering additional height in the basement
- Steel reinforced foundation
- 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
- Individually dedicated waterlines with individual shut-off valves
- Complete power vac furnace and duct cleaning

## Exquisite Bathrooms

- Cabinets- see Kitchen section
- Wide selection of vanity backsplashes with dozens of tile choices
- 1¼" granite and quartz countertops with undermount sinks
- Luxurious Moen Genta LX plumbing series
- Elongated Bowl Toilets
- Contemporary pedestal sink in half bath with rectangular mirror and accent light
- Ensuite fiberglass shower with 6 mil glass barn style sliding door with chrome hardware and tile to ceiling
- Soaker tub in ensuite with tile backsplash.
- 60" Fiberglass Tub/Shower with tile surround in main bathroom
- Moisture resistant drywall behind shower and tub areas
- Taymor bright chrome bathroom accessory package
- Mirrored medicine cabinet in ensuite
- 3-piece rough-in plumbing in basement for future development



## Stylish Flooring

- Luxury vinyl plank flooring on main floor, in bathrooms and laundry
- Multitude of 32-38oz carpet selections with 8 lb underlay

## Finishing Details

- Knockdown ceilings
- Riverside 5 panel smooth finish interior doors
- One coat primer plus two coats ceramic flat latex paint in hundreds of color choices
- Distinctive shaker, MDF 4" baseboards and 3" casings with multiple color choices
- Extra storage with free sliding wire shelving in all closets including a set of double row shelving in primary walk-in closet



## Elevated Exterior

- Inviting fiberglass front door with contemporary glass insert
- White vinyl window sills and jambs
- Double slider egress basement windows
- Spray foam seal around doors/windows
- 8' tall rear patio door
- 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

- Energy efficient LED wafer pot lights in kitchen and front exterior
- Attractive lighting package including energy efficient LED low profile light fixtures and light bulbs
- Structured wiring for TV, data and telephone
- Decora light switches and plugs.
- GFI kitchen and bathroom counter plugs.
- Convenient exterior soffit and GFI weatherproof plugs
- Smoke and smoke/carbon monoxide detectors throughout home to keep you safe
- Dedicated electrical panel located in the utility room, making future development easier

## 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
- Sterling Homes LIST & SELL FOR FREE Loyalty Certificate on your next home purchase and referral program
- Legal and closing fees included, provided builder's lender & solicitor are used (conditions may apply)



\* Plan, lot and community specific  
\*\*Attached Garage Models only  
Specifications Subject to change