

## Build Your Life better.

### Energy Efficiency and Performance

- Built Green Registration and Blower Door Testing offering potential mortgage insurance savings and peace of mind
- Plans designed for natural light featuring low maintenance Solar Shield, double glazed, argon filled windows throughout include low maintenance white vinyl window sills and jambs plus double slider egress basement window
- Solar Chase for a Solar Ready Home
- Control Your Home Anytime, Anywhere with Honeywell Prestige Programmable Thermostat allowing you to monitor and adjust your home's temperature, humidity and ventilation.
- LED lighting
- 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)
- Complete power vac furnace and duct cleaning prior to possession
- Keeping your home well insulated with R-50 ceiling insulation, R-20 exterior wall insulation, R-12 basement wall insulation, R-35 spray foam insulation under living space above garage and cantilevers\*
- Garage walls with R-12 or R-20 insulation, drywall and one coat of fire tape\*\*
- R-10 garage door with quiet belt drive door opener and 2 remotes
- Spray foam seal around door and window openings
- Airtight electrical outlet boxes on exterior walls
- Radon gas rough-in



### 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
- Cabinets in thermofoil and maple with 9 color choices and 2 cabinet door profiles
- 42" high upper cabinetry with 3" flat crown moulding
- Full extension soft drawers and soft close doors
- Modern chrome cabinet door hardware
- Full height kitchen backsplash with over 50 tile choices, finished with metal schluter trim
- 1 1/4" granite and quartz countertops with over 30 color choices 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



### Exquisite Bathrooms

- Cabinets in thermofoil and maple with 9 color choices and 2 cabinet door profiles with soft close
- Modern chrome cabinet door hardware
- Wide selection of vanity backsplashes with dozens of tile choices
- 1 1/4" granite and quartz countertops with over 30 color choices with undermount sinks
- Luxurious Moen Method plumbing series
- Elongated Bowl Toilets
- Contemporary pedestal sink in half bath with rectangular mirror and accent light
- 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\*
- 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

# STERLING STANDARDS

# Sterling HOMES

A QUALICO Company

## 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

## 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
- 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

## Stylish Flooring

- Luxury vinyl plank flooring on main floor, 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 master walk in closet

## Elevated Exterior

- Inviting fiberglass front door with contemporary glass insert
- Weiser SafeLock brushed chrome deadbolt and front passage lever
- 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 providing 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\*
- Presidential Concrete Precast Front Step\*



## 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)

Canadian  
Home Builders'  
Association



BuiltGreen



THE ALBERTA  
NEW HOME  
WARRANTY  
PROGRAM

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

Building homes for over — **70** —  
years

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