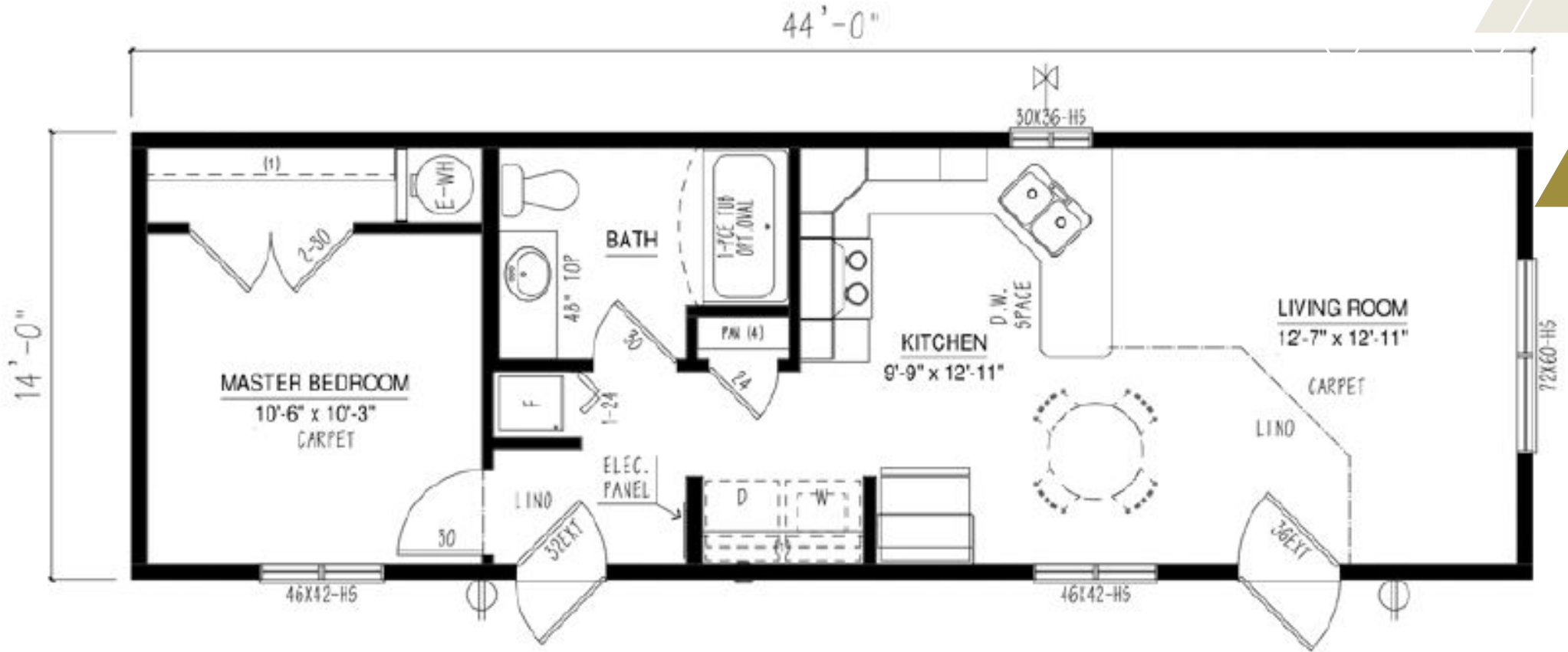


BC1444-102-C-1

- 616 Sqft
- 1 Bedroom
- 1 Bathroom



Iconic Island Dwellings

250-871-7766
Iconicislanddwellings.ca
Courtenay Vancouver Island

Construction Standards

- 4/12 roof pitch (1/75 interior pitch) @ 24" O/C
- 15/32" roof sheathing
- Ground Snow Load: 80psf
- Residential, maintenance free vinyl siding
- Lifetime Warranty* shingles w/full underlayment
- Engineered tubular steel frame with hitch
- Floor joists: 2x8 @ 16" O/C
- 3/8" exterior wall sheathing (glued & fastened)
- Exterior house wrap
- Colored metal fascia & soffit
- Triple M rigid ext. wall system w/ insulated header
- Frost free tap (shipped loose)
- Dedicated receptacle for heat tape at kitchen sink
- 23/32" floor sheathing (glued & fastened)
- 8' walls (2x6 exterior / 2x4 interior)
- 12" front and rear eave overhang
- 1.5" perimeter side eave w/ ridge venting
- 6 mil vapor barrier
- Ceiling insulation: R-40 flat / R-35 Cathedral
- Floor insulation: R-31
- Wall insulation: R-22
- Ruffex gyproc ceilings
- Vaulted ceilings - living room, dining room, kitchen & family room (plan specific)
- 40 US gallon electric HWT
- Carpet with upgrade underlay in living room, family room and master bedroom

- Foam-back lino (fully glued & rolled) remainder of home
- Convertible gas furnace with electronic ignition
- Coil cavity under furnace
- Plumbed for washer, wired for dryer
- 100-amp electric service panel
- 1 1/2" conduit from draw side of panel through floor
- Arc fault breakers
- 36" front and 32" rear exterior doors
- Screen doors
- White Clermont interior doors
- 32" utility room door
- Standard carriage light & GFI receptacles at all exterior doors (shipped loose)
- Braided water lines at sinks & toilets
- Main water shut-off inside home at kitchen sink
- All fans & vents through roof

Distinctive Standard Features

- Low E Argon windows & sills complete w/ screens
- Craftsmen accent boards around standard windows (front & curbside)
- 1/2" vinyl drywall panels with taped seams
- Straight roof line
- Cordless cellular blinds throughout
- Décor switches
- River dinette light in the dining room
- LED lighting throughout
- Continuous rod shelving in closets

Modern Crafted Kitchens

- Black 30" deluxe range with power range hood
- Black 18 cubic ft. frost free fridge
- Adjustable track lighting
- Modular cabinets with adjustable shelving
- Spacious pantry in kitchen (where applicable)
- PVC Cabinet doors with soft-close hinge
- Crown molding on cabinets
- Laminate countertops with self-edge
- Tight weave pantry shelving
- Single lever faucet with spray
- Single-row subway tile backsplash

Contemporary Baths

- De-humidistat on main bath fan, all other fans on separate switch
- 1-piece smooth back tub/shower combination in main bath & ensuite
- Single-row subway tile backsplash

Optional Features

- Upgrade interior doors
- White silk glass pantry door
- Garden doors
- A/C ready
- Full tile backsplash with decor insert
- Optional stainless steel, black-stainless or white appliances
- Built-in dishwasher
- Nail holes in trim filled

