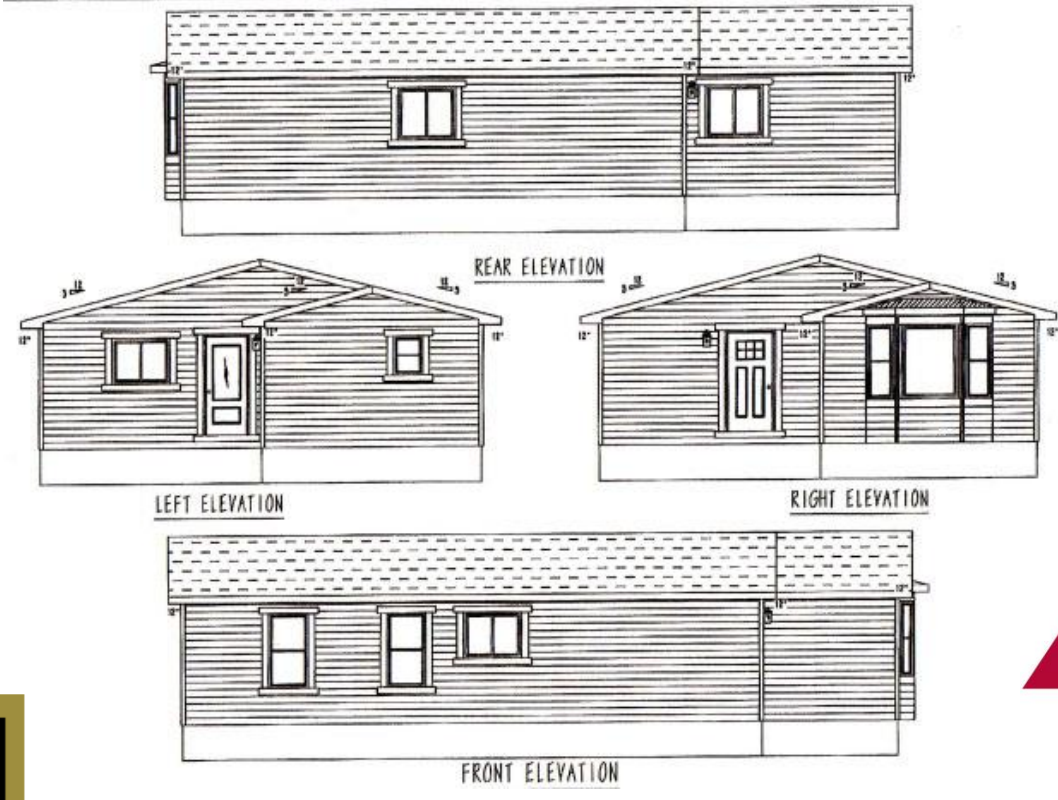
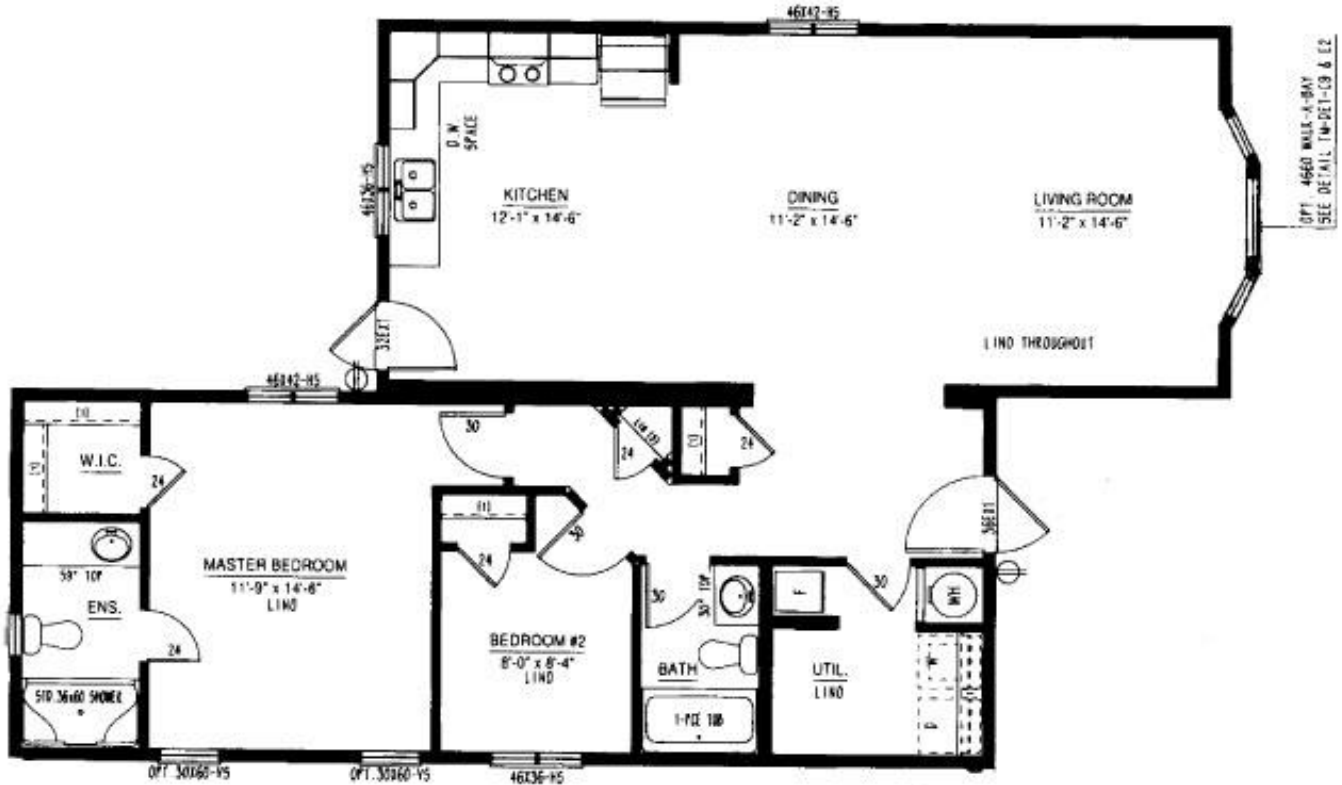


BC-OSC-3076 Aspen Show Home

- 1162 Sqft
- 2 Bedroom
- 2 Bathroom



Iconic Island Dwellings

250-871-7766
 Iconicislanddwellings.ca
 Courtenay Vancouver Island

Iconic Island Dwellings reserves the right to change standards specifications without prior notice. See sales associate for details.

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: 2 x 8 @ 16" O/C
 3/8" exterior wall sheathing (glued & fastened)
 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" side eaves w/ ridge venting
 6 mil vapor barrier
 Insulation:
 Ceiling: R-40 Flat / R35 Cathedral
 Floor: R-31
 Walls: R-22
 Rufftex ceiling finish
 Vaulted ceiling – living room, dining room,
 kitchen & family room (plan specific)
 Carpet with upgrade underlay in living
 room, family room and master bedroom
 Foam-back linoleum (fully glued & rolled)
 remainder of home
 Convertible gas furnace with electronic ignition
 Coil cavity under furnace
 40 US gallon electric HWT
 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 Carrara 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 and curbside)
 1/2" vinyl drywall panels with taped seams
 Straight roof line
 Cordless cellular blinds throughout
 Décor Switches
 River Dinette Light in Dining Room
 LED lighting throughout
 Continuous rod shelving in closet

MODERN CRAFTED KITCHENS

Black 30" deluxe range with power range hood
 Black 18 cubic ft. frost free fridge
 Adjustable track lighting (2)
 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

- White laminate glass pantry door
- Garden doors
- A/C ready
- Full tile backsplash with decor insert
- Optional stainless-steel appliances
- Built-in dishwasher
- Nail holes in trim filled

Built to the Residential CSA, Z-240 Standards

