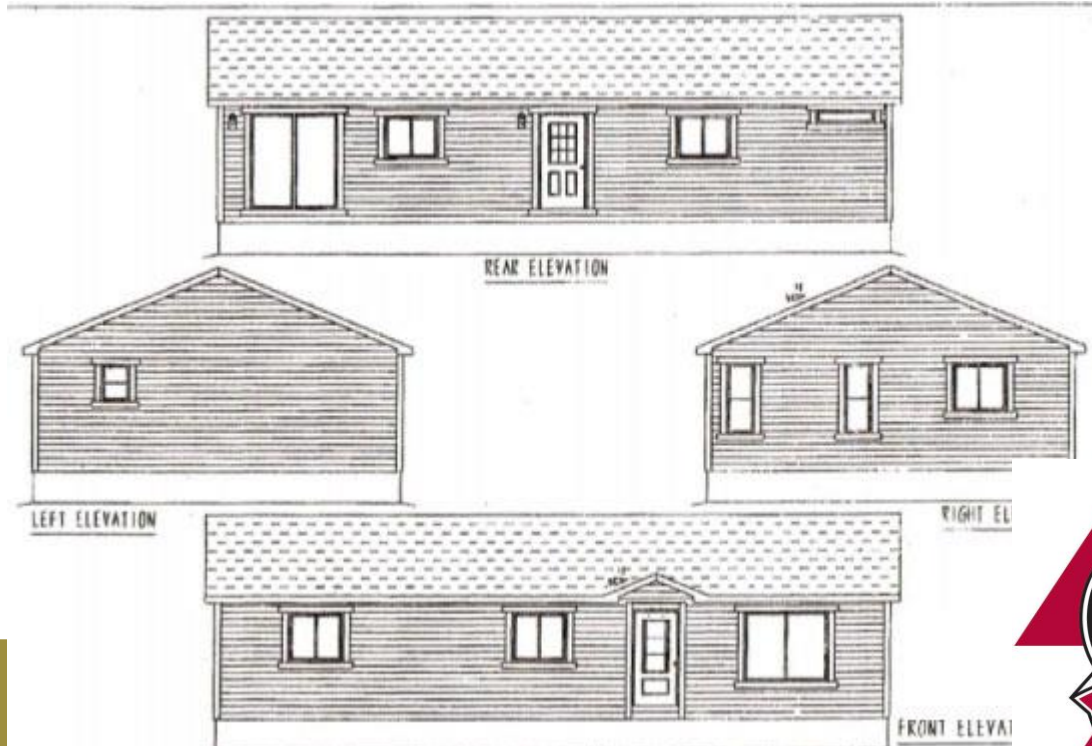
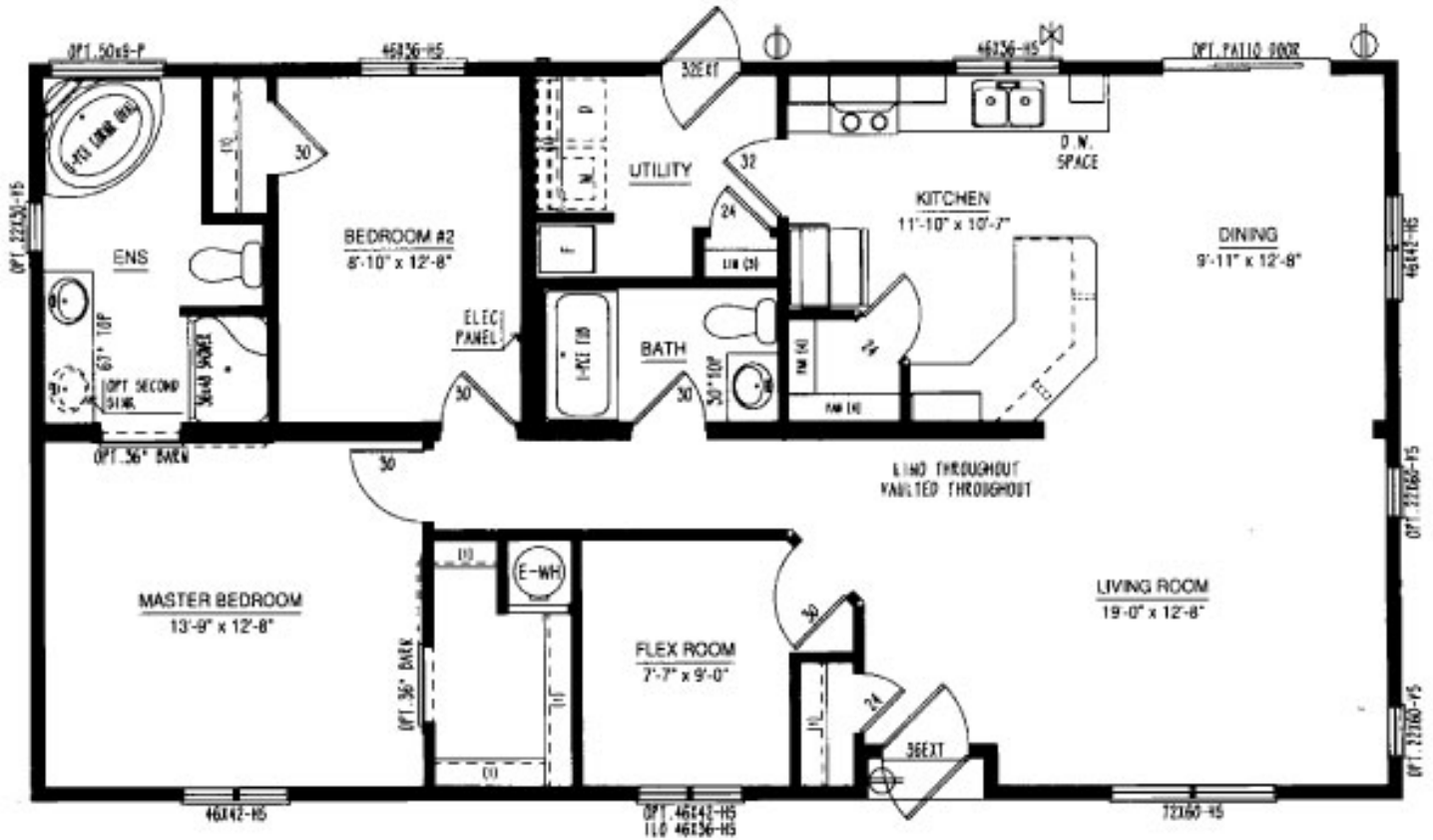


# BC2750-C-1 Silverwater Showhome

- 1350 Sqft
- 3 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**

