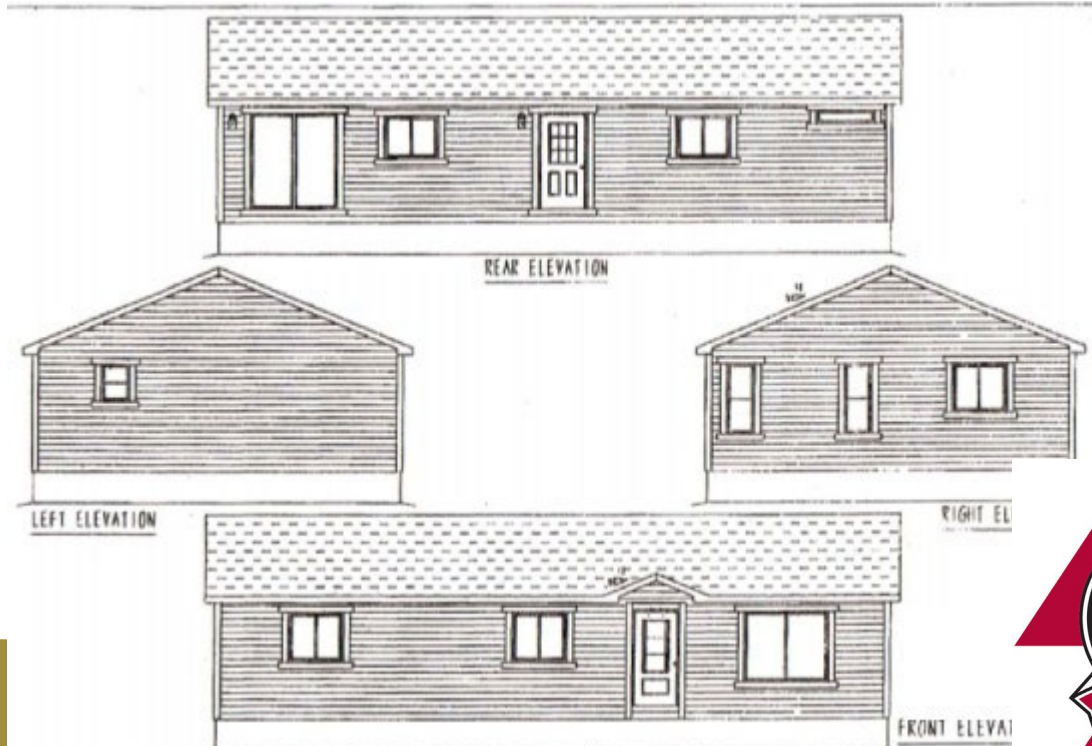
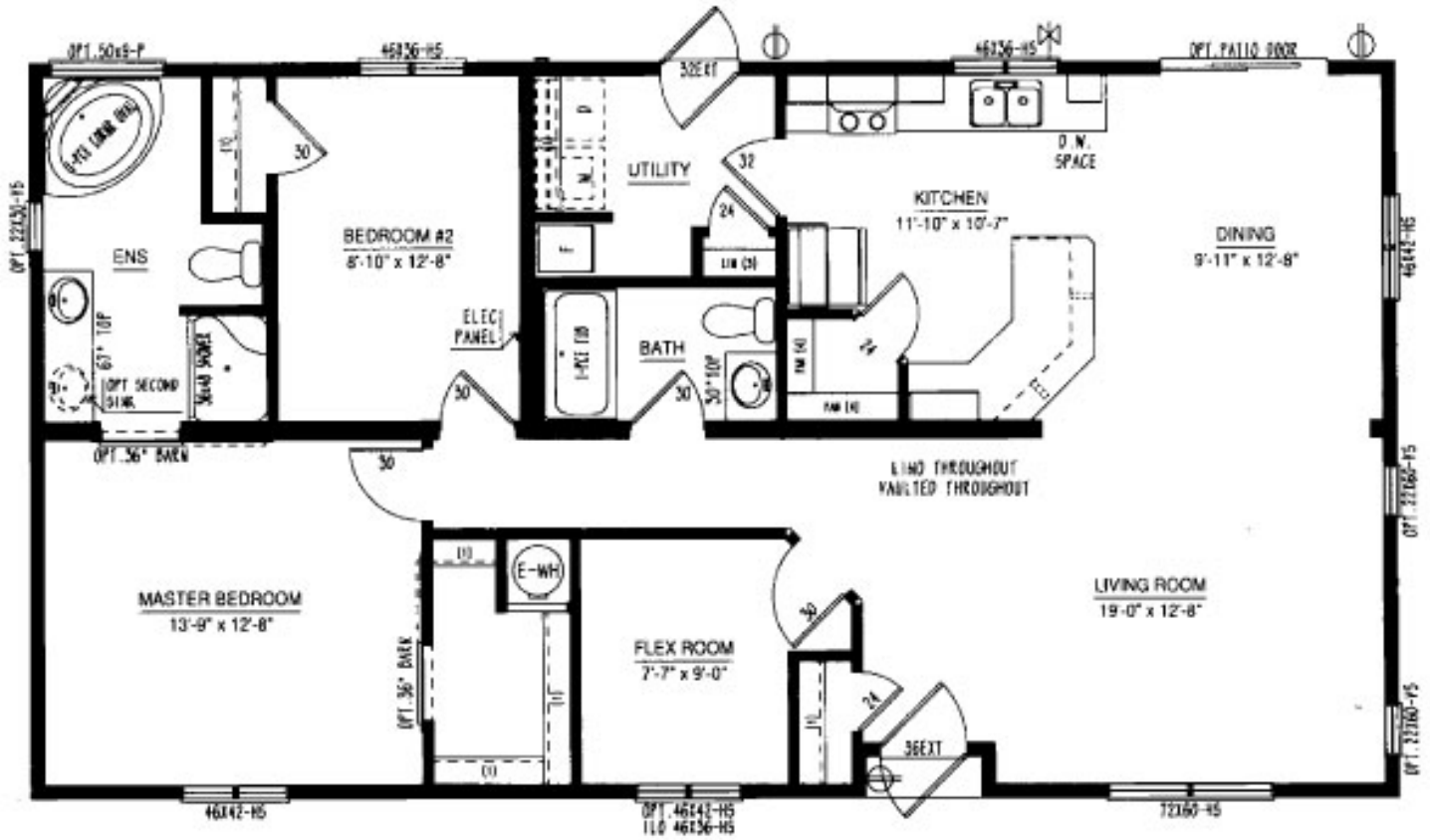


# BC2750-C-1 Silverwater Show Home

- 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

2.25/12 roof pitch (0.82 interior pitch) @ 24" O/C  
 \*Includes low-slope shingle application  
 15/32" roof sheathing  
 Ground Snow Load: 80 psf  
 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  
 Dedicated receptacle for heat tape at kitchen sink  
 23/32" floor sheathing (glued & fastened)  
 8' walls (2x6 exterior / 2x4 interior)  
 10" vented full perimeter eaves  
 6 mil vapor barrier  
 Insulation:  
 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  
 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
- Infill 5/12 hinged roof

Built to the Residential CSA, Z-240 Standards

