



- 1200 Sqft
- 3 Bedroom
- 2 Bathroom





## Built to the Residential CSA, Z-240 Standards

### 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: 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)  
8' front and rear eave overhang  
10" vented full perimeter eaves  
6 mil vapor barrier  
Insulation:  
Ceiling: R-40 Flat / R35 Cathedral  
Floor: R-31  
Wall: 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  
1-½" conduit from draw side of panel through floor  
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)  
½" 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 w/ power rangehood  
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
- Infill 5/12 hinged roof