



- 1350 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