

specifications

specifications for 26 Aspen Meadows Manor



## Exterior & Structural

- Triple car garage as per plan
- Wood garage door as per Developer's approval
- Exposed aggregate Driveway/walkway as per Developer's approval
- Rear sundeck with Dura decking and lower concrete patio as per Developer's approval
- Asphalt shingle roof as per Developer's approval
- Glenow maintenance free wood metal clad windows as per Developer's approval
- Acrylic stucco, stone work and battens as per Developer's approval
- Interior framing 2X4 @ 16" centre
- Exterior framing 2X6 @ 16" centre
- Nine feet high ceiling on main floor
- Approximately nine feet high basement walls
- Eight feet high ceiling on upper floor
- Engineered floor joist system as per plan
- Foundation wrap

## Interior Wood Finishing

- Custom Estate woodwork finishing
- 5" Baseboards
- 3 ¼ Door & window casings
- Door headers & plinth blocks as per floor plan
- Window headers with sill extensions as per floor plan
- Wood closet shelving
- Brushed chrome door and bathroom hardware
- Staircase with iron spindles as per floor plan
- Maple shaker kitchen and bathroom cabinets c/w granite counter tops
- Under cabinet lighting

## Plumbing & Heating

- 2 full and 1- ½ bathrooms
- 60 Gallon High efficiency hot water tank
- All white bathroom fixtures
- Ensuite has custom tile shower with multi-shower heads, jetted tub and rough-in for a steam unit
- Moen or equal faucets
- 2 High efficiency furnaces c/w humidifiers
- Roughed-in basement under floor heating
- White heat registers
- Standard thermostats
- Ensuite bathroom has heated floor
- Gas fireplace

## Electrical

Electrical panel as per Electrical and Building code  
Decorah switches  
CATV lines to rooms (confirm as per plan only)  
Roughed-in speaker wiring (confirm as per plan only)  
Roughed-in security wiring  
Roughed-in media system wiring  
Estate light fixtures

## Flooring and Ceramics

Pre-finished #1 Maple hardwood flooring as per plan  
High quality carpet with high density underlay as per floor plan  
All bathroom and laundry room floors, tub and shower walls and kitchen backsplash have ceramic tiles, as per plan

## Drywall & Painting

Standard ½ " drywall  
Wall and attic insulation as per Alberta Building Code  
Knock down texture on ceilings  
Wall paint - 1 primer and 2 finishing coats  
Woodwork painted as per plan

## Appliances

All appliances are Dacor stainless steel  
Build-in Micro wave oven  
Build-in electric Wall oven  
Gas cook top  
Fridge - 42" side by side with water & ice  
Dishwasher

## Walk-out Basement

Fully developed with 2 bedrooms and full bathroom  
Media room and recreational room with wet bar and fireplace  
Entrance to covered concrete patio

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