

Specifications for 304 Clearwater Cove

Exterior & Structural

Eight foot custom wood front door

Triple car garage as per plan
Metal garage doors as per Developer's approval
Exposed aggregate Driveway/walkway as per Developer's approval
Rear sundeck as per Developer's approval
Asphalt shingle roof as per Developer's approval
Gienow wood metal clad windows as per Developer's approval
Standard stucco as per Developer's approval
Exterior stone and wood 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
Wood or Iron spindle interior stair rails as per floor plan
Maple shaker kitchen and bathroom cabinets c/w granite counter tops.
Under cabinet lighting

Plumbing & Heating

2 ½ baths
60 Gallon High efficiency hot water tank
All white bathroom fixtures
Ensuite has custom tile shower with multi-shower heads, jetted tub and a steam unit

Moen or equal faucets
2 High efficiency furnaces c/w humidifiers
Basement under floor heating c/w boiler
White heat registers
Standard thermostats
Ensuite bathroom has heated floor
2 Gas fireplaces

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 media system wiring
Estate light fixtures

Flooring and Ceramics

Pre-finished Brazilian Walnut 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

Garburator, Garage door openers and security system

Walk-out Basement

Fully developed with 2 bedrooms and full bathroom
Media room and recreational room with wet bar

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