

Specifications for 308 Clearwater Cove

Exterior & Structural

Eight foot wood front door

Triple or Double 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 maintenance free vinyl or 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)
Security and alarm system wiring
Roughed-in media system wiring
Estate light fixtures

Flooring and Ceramics

Pre-finished Brazilian Cherry 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, security system

Walk-out Basement

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

Stanford Homes

Member of the Alberta New Home Warranty Program
Member of the Calgary Home Builders Association
Member of the Better Business Bureau
Has built Quality Homes since 1995
Financing available through CIBC

Stanford Homes

58 Hamstead Rise N.W. - Calgary, AB - T3A 6B5

Phone: (403) 226-7117

Fax: (403) 226-7118

e-mail: jeff@stanford-homes.com