

# Specifications for 111 Clearwater Run

## Exterior & Structural

Double car garage as per plan  
Custom Cedar wood front and garage doors as per Developer's approval  
Exposed aggregate Driveway/walkway as per Developer's approval  
Rear sundeck and front Veranda as per Developer's approval  
Asphalt shingle roof as per Developer's approval  
Gienow maintenance free vinyl windows as per Developer's approval  
Standard stucco as per Developer's approval  
Exterior 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  
Staircase with iron spindles as per floor plan  
Maple raised panel 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)  
Security wiring  
Roughed-in media system wiring  
Estate light fixtures

## Flooring and Ceramics

Pre-finished #1 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

Garage door openers

## Basement

Fully developed with 1 bedroom and full bathroom  
Media room and recreational room with wet bar

## Stanford Homes

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