

This bungalow has 2357sf of living space on the main level. The upper level is completely finished to the standards described in the spec sheet. There is an attached 3 bay garage of approximately 964sf. The garage has an irregular configuration which includes access stairs and landing to the house as well as the rear deck. There is an attached deck of approximately 345sf or 15x 23. The lower level has approximately 1900sf of development including rec room, bar large bedroom and bathroom.

## STRUCTURAL FEATURES

- Built on concrete piles with 11 ft foundation walls 9 in thick .
- Wood structural basement floor supported by 3 steel beams.
- Exterior of foundation walls are sheeted with 2 in rigid XPS foam panels. This provides R10 insulation value in addition to R20 provided by the interior insulated frost wall;
- Exterior above grade walls sheeted with 1.5 in rigid XPS foam panels. This provides R7.5 insulation value as well as breaking the "thermal bridging" of the framed walls;
- Crawlspace forced air heated and mechanically ventilated to exterior
- Steel beams to main and lower level
- Basement frost walls - 2x4 framing – from joists to basement floor 16"OC
- 26/32 OSB Tongue & Groove subfloor glued and screwed
- TJI engineered main floor system

## EXTERIOR FEATURES

- Exterior is a combination – Stone/Acrylic stucco
- Extensive stucco detailing as per plan
- Prairie Stone cultured stone (Silver Prairie Bark)
- Acrylic stucco color Forest Green
- Cambridge architectural style 30 year shingles
- Roof drip edge covered in blue skin roof wrap
- Roof covered with Bakor roof membrane
- Pre finished aluminum fascia soffits, eaves and downspouts- colour " Black"
- Swing up downspout extensions
- Rear deck off dining area 15x23
- Gas line off rear deck for BBQ
- 2 exterior lawn services
- Exterior pot lights

## WINDOWS AND EXTERIOR DOORS

- Front Door: Fiberglass stain grade entry door with  $\frac{3}{4}$  lite glass ( glass style TBD)
- Windows are Tri-pane, low E argon and Sun Block coating PVC Wicker colour
- Garden Doors are tri pane low E argon coloured (Wicker)
- Windows with nailing flange are sealed with " Tuck tape" to minimize air infiltration

## **GARAGE**

- 24x36 triple car insulated, dry-walled and painted in décor complementary colors
- (10') walls on piled grade beam
- (6") structural floor on 24" bell piles
- Insulation R20 common wall, R19.5 walls ( 1.5 in XPS foam sheeting on exterior plus R12 FG insulation, R20 ceiling for balance
- Sub panel 80A
- Insulated steel garage doors with window lites
- PVC dual pane windows
- Central vac outlet
- Two garage door openers with remotes

## **PLUMBING**

- Submersible sump pump on dedicated circuit
- Sewage backup valve as needed
- Water lines – ¾" main supply lines, ½" service lines, pex plastic pipe
- Well head with submersible pump;
- Septic system with FG tank and pump system to modified above ground type field;

## **INSULATION**

- Spray foam joist insulation of main rim boards including void areas
- R60 blown-in cellulose fiber fill insulation in attic
- Exterior above grade walls sheeted with 1.5 in Foamular XPS rigid foam. Provides "Thermal Bridging" break and R7.5 insulation value. Total insular value R27.5
- Basement -Exterior of foundation wall clad in 2 in rigid XPS foam panel providing R10. Interior basement frost wall R20 fiberglass insulation to floor;
- 6 mil CGSP poly vapor barrier
- All vapor barrier joins acoustical sealed and taped
- All service openings (between interior/exterior of building envelope sealed with acoustical seal and Tuck tape
- All rigid XPS foam panel joints sealed with Tuck tape
- All window and door nailing flanges sealed with Tuck tape
- Exterior above grade walls enclosed with Typar building wrap

## **HEATING SYSTEM FEATURES - HVAC**

- Geo-Thermal Home Comfort System providing both heating and cooling. Includes 10 KW electric auxiliary heater, ECM soft start fan and dual stage compressor
- De-superheater with 40 G storage tank(waste heat from Geo compressor provides preheat to HWT)
- 60 gal electric hot water tank
- Ducts under wooden basement floor

- HRV system (Heat Recovery Ventilator)
- Humidifier

## **ELECTRICAL FEATURES**

- 200 amp service
- Security system - hard wired alarm system c/w cold temperature sensor and sump pump alarm
- House wide electrical surge protector
- Hard wired smoke/ CO2 detectors
- Cable wired in all bedrooms, study, media area and great room
- Pre-wired for 5.1 surround sound in lower recreational area
- Wired for two in ceiling speakers in Great room
- Lights in closets and storage areas. Most have auto activated by door switches
- Crawlspace has 4 lights switched to facilitate inspection
- Switched exterior plug for decorative lighting
- GFI exterior weather proof outlets

## **INTERIOR FEATURES**

- 9 ft ceilings on main floor
- 10 ft elevated ceiling in entrance foyer
- Aspen casings (2.5 in) and baseboard (3.5 in) paint grade.
- Maple railing to lower level
- Gas Peninsula style Fireplace
- Closets in foyer, bedrooms and pantry have lights with door switches
- French doors with custom etched glass panels on pantry;
- Two panel textured solid core doors to all bedrooms. (Solid core provides sound dampening and fire rating)
- Balance of doors two panel textured standard core.
- Bedroom closets are two panel swing door
- Master WIC built in Maple cabinetry
- Custom built-in entertainment unit feature in Great room
- Slate stone wall surrounding entertainment unit
- Painting includes a tinted primer plus 2 coats of ICI acrylic paint

## **KITCHEN FEATURES**

- Custom Maple kitchen cabinets complete with island cabinetry ( Shaker style colour Sienna)
- Custom glass/slate tile backsplash
- Granite kitchen counter tops with under-mount SS sink
- Exterior vented custom stainless steel range hood feature c/w with exhaust fan
- Designer Energy-star stainless steel appliances: fridge, slide in stove, dishwasher and microwave
- Wine cooler and rack
- Walk-in pantry with etched glass French door c/w door switch
- 72"x84" island with cabinetry and raised cafeteria style counter setup

## BATHROOMS

### All bathrooms

- Two 2 stage low flush white toilet
- Chrome faucets and controls, collection
- Custom Maple vanity cabinets

### Main bathroom

- Granite vanity top and under-mount sink
- Fiat one piece tub and shower unit with dome light
- LVT flooring

### Ensuite

- Custom Maple cabinet vanity with drawers and tower
- Granite vanity top with dual under-mount sinks
- Oval free standing tub
- In floor heat with programmable timer
- Travertine tiling on wall and floor
- Custom 36x48 glass and Travertine shower
- Tub/shower trim with rain-can style shower head

### Lower Bath

- Laminate countertop on vanity
- Maxx oversized 36x48 shower unit

## LAUNDRY

- Custom Thermafoil cabinets
- Laminate countertop
- SS sink and faucet with sprayer
- LVT flooring

## HARDWARE

- Designer selected lighting fixtures
- Pot lighting in great room, dining and kitchen
- Locksets are Taymor Millennium line

## FLOORING

- Walnut hardwoods with flush mounted vents throughout the entrance foyer, study, great room, dining room and kitchen
- Luxury Vinyl tile in the main bath and laundry room ;
- 5/16" cement board under luxury vinyl tile
- Carpet in the MBR, WIC hallway and secondary BR's
- Carpet on stairs to lower level and thruout lower level except bar and bathroom;

- Luxury Vinyl tile in bar area and bathroom
- Ensuite Royal Travertine 13x13 floor and Royal Travertine 9x18 gloss wall/shower tile

## **LOWER LEVEL**

- Extensive development of lower level with large rec room and bar area
- Custom bar area c/w fridge, wine cooler and microwave
- Large BR 15x16
- Carpeted on stairs to lower level, main rec room, bedroom and hall
- Luxury Vinyl tile in bar area and bathroom
- Audio speakers, cable, Internet prewired in main rec room area
- Drywall ceilings

## **SPECIAL FEATURES**

- Large country style lot 200 x 400 ft. House is set back 75 ft from front street ;
- Geothermal Heating Cooling system
- Complete central vacuum system with accessories kit
- Prewired for 5.1 surround sound system in lower level rec room.
- Study and all BRs wired for cable
- Wireless internet
- Designer selected lighting
- Cabinet layout in MBR WIC
- House is super sealed and built for high energy efficiency
- All low water use plumbing fixtures
- Energy star rated equipment, appliances and fixtures
- Manitoba New Home Warranty program