



THE MADISON - \$598,750 (Incl. house, lot, GST)

- Fully developed 2 storey with almost 3000 sq.ft of developed space
- Custom kitchen with large island ideal for entertaining
- Luxurious master retreat, ensuite and walk-in closet
- Functional upstairs including 3 bedrooms plus bonus room

Structural:

- 20" footing with 8" concrete foundation wall and tarred basement
- 2 x 6 construction at 16" on centre covered in 3/8th OSB
- Engineered floor systems (joist & beams)
- 23/32nd OSB T&G sub-floor glued and screwed
- Spray foam joist ends, cantilevers and joist space over garage
- Insulated, dry-walled & fire-taped garage
- Ice & water technology in combination with roof edge installation & kick out flashing
- Built tall walls to underside of sheathing

Exterior Finishing:

- Limited lifetime warranty Architectural shingles
- Architectural Vinyl Siding
- Concrete driveway in broom finish
- 140 sq. rear walkout deck
- Argon filled vinyl window sliders with grills
- Over-sized stained 8' front door with Ashbury handle
- Insulated Decor belt driven garage door with 2-openers

Plumbing & Heating:

- Radon Gas Removal System rough-in
- Custom ensuite shower and soaker tub
- Under-mount sinks, 6L flush toilets
- High efficient furnace, professional cleaning
- Heat recovery ventilation system
- 50 gallon power vent hot water tank
- Water line to fridge
- Exterior back water valve

Electrical & Lighting:

- 13 - 5" pot-lights
- 5 CAT 5E and cable runs
- 2 exterior plugs and 1 eaves plug

- Decor light switches & plugs in almond color
- Contemporary lighting package from Cartwright Lighting

Interior Finishing:

- 9 foot basement and 9 foot main floor
- 1 – 36" clean face gas fireplace finished with tile surround and MDF mantle
- Wrought iron railing package
- 1 – 8' pantry French Door (paint or stain grade)
- Contemporary finishing packages in flat stock
- Chamford with knock-down ceiling
- Coffered master bedroom ceiling
- Vacu-flow rough

Kitchen, Cabinetry & Granite:

- Custom kitchen in grey stain
- Oversized island with dining table in white satin finish
- Upgraded stainless steel appliance package with chimney style hood fan
- 1 1/4" standard granite with standard edging profile throughout home excluding laundry

Flooring

- Main floor hardwood
- Richmond & Krause Collection carpet with 8lbs underlay
- Standard tile in all full bathrooms & laundry rooms, kitchen back-splash, and ensuite tub skirt
- Tile to ceiling in master ensuite shower

Advantages:

- Certified Master Builder, Member of CHBA, PHBIA and Alberta New Home Warranty, Moisture Technician
- Professional Realtor services available through Century 21
- Mortgage services available through Axiom Mortgage