



STANDARD FEATURES AND SPECIFICATIONS

Arbour Cottage Series

EXTERIOR

Colour coordinated metal fascia
Vinyl siding
4/12 pitch roof
Exterior GFI receptacle - front door
Exterior frost-free tap – kitchen sink
30-year architectural fiberglass shingles
7/16" roof sheathing
Residential eaves (3 sides)
Separate receptacle for heat tape
Engineered roof trusses
14 & 16 wide's: 2x10 joists at 16" o.c.
20 & 22 wide's: 12" Engineered I-Joists at 16" o.c.
24 wide's: 14" open web joists at 19.2" o.c. with double LVL
3/8" wall sheathing on inside & outside of exterior walls
Insulation: R22 walls; R40 ceiling (24 wide's R44); R48 floor
2x6 side walls @ 24" o.c. - 8' walls
19/32" T&G subfloor

DOORS

Insulated steel exterior doors, 36" front and rear (where possible) with peepholes and deadbolts
Lever door handles
Coach lights at all exterior doors
Covered decks receive exterior pot light ILO std coach light

WINDOWS

LowE PVC windows and sills with screens
2" Venetian blinds on all windows
Specialty windows as per plan (some models)

KITCHEN

Adjustable shelves in all cabinets – (2) upper & (1) lower
Double stainless-steel sink
Roller drawer slides
PVC cabinet doors
18 cu. ft. frost free refrigerator
30" electric range with clock and timer
2-speed range hood with light and fan
White kitchen appliances
Standard phone jack - kitchen area
Single lever faucet with vegetable sprayer
Upper corner cab – narrow reed glass

UTILITY ROOM

Plumbed and wired for washer/dryer (some models)
Natural gas high efficiency furnace
Dryer vent rough in
Electric hot water tank
Overhead solid shelf at washer/dryer area
Insulated lines in HWT cavity

BATHROOMS

Exhaust fan with humidistat in main bath
Exhaust fan in ensuite on separate switch
Towel bar and towel ring (most models) in each bath
Cosmetic box in main bath
Showerhead in all baths
Shower rod and shower curtain liner in all baths
GFI receptacle in all baths
Walled tub/shower with single lever pressure balanced faucet in all baths
Single lever faucets in all baths
Theatrical lights in all baths

INTERIOR

Cathedral ceiling throughout
Decorative vinyl covered drywall
6 mil. vapour barrier includes switches and receptacles
Plush carpet in bedrooms only
Quality vinyl floor covering
Solid shelving in all closets
White embossed passage doors
4" ceramic tile backsplash at kitchen and vanities with tile edging
2x4 interior walls

MISCELLANEOUS

Electric smoke/CO detector(s)
Ceiling lights in all bedrooms
Wire only ceiling light in living room
100-amp service panel
Main electrical conduit through floor
White receptacles and switches
Light bulb package
Programmable thermostat
Airtight Protocol

**ALL HOMES ARE BUILT TO MEET OR EXCEED
CSA A-277 SPECIFICATIONS
ENERGY ZONE UPGRADES MAY BE REQUIRED
HOME IS BUILT TO MEET ENERGY ZONE 7A
ALL PRICES ARE F.O.B. LETHBRIDGE, AB
ALL PRICES DO NOT INCLUDE GST
ALL PRICES DO NOT INCLUDE ASSOCIATION FEES
STANDARDS IN EFFECT AS OF MAY 7, 2021**

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