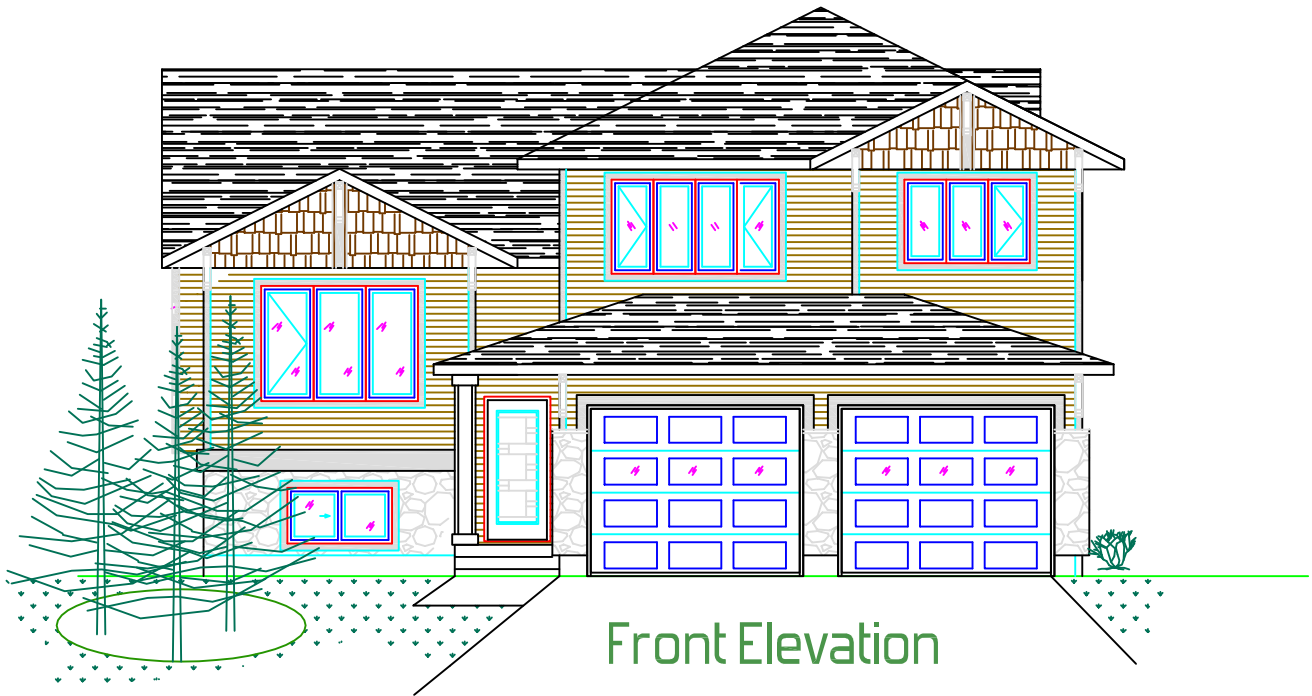




1 McKelvey

\$459,000



Front Elevation

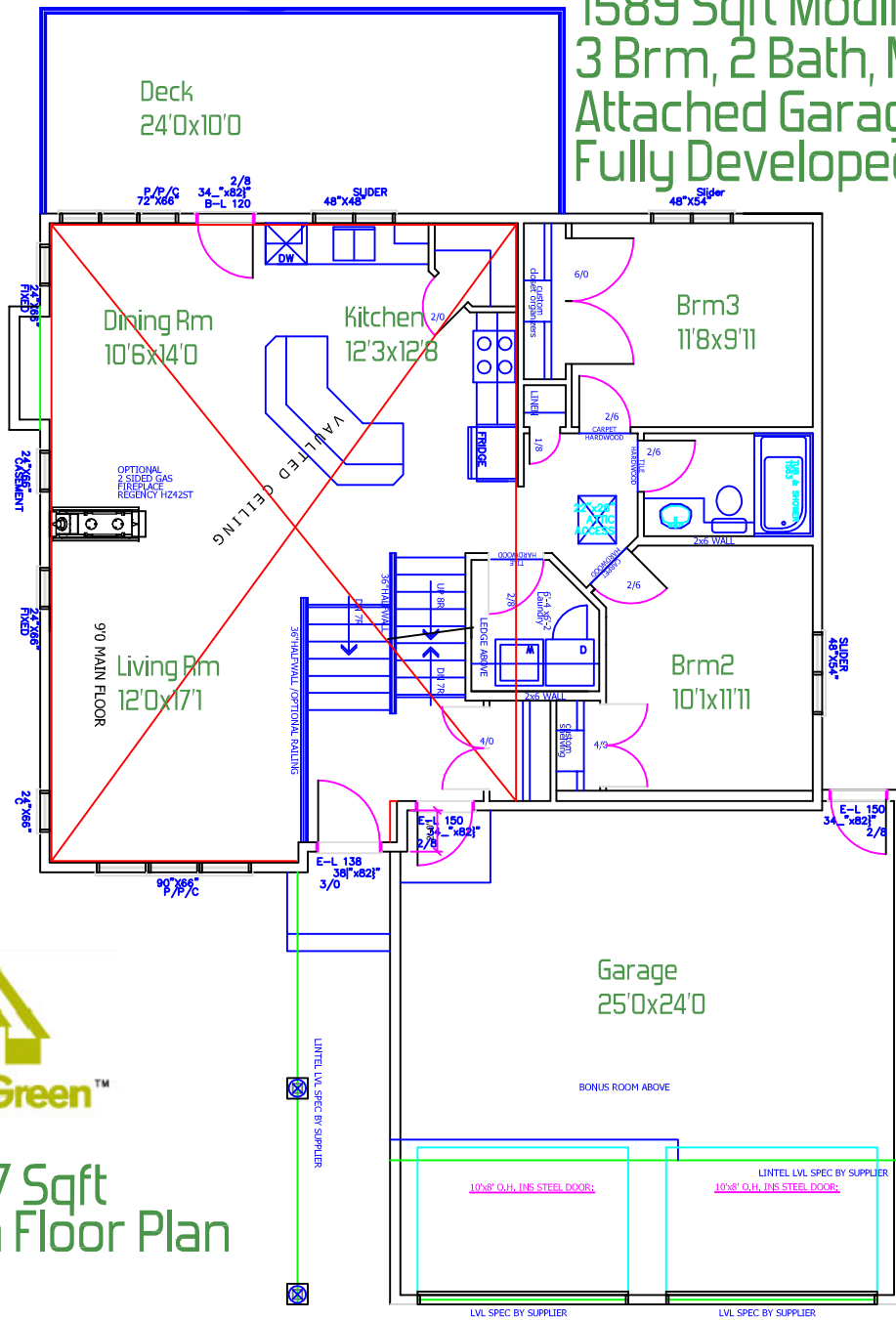
1589 Sqft Modified Bilevel
3 Brm, 2 Bath, Main Laundry
Attached Garage
Fully Developed





Designed For Living ■ Built For Life

1589 Sqft Modified Bilevel
3 Brm, 2 Bath, Main Laundry
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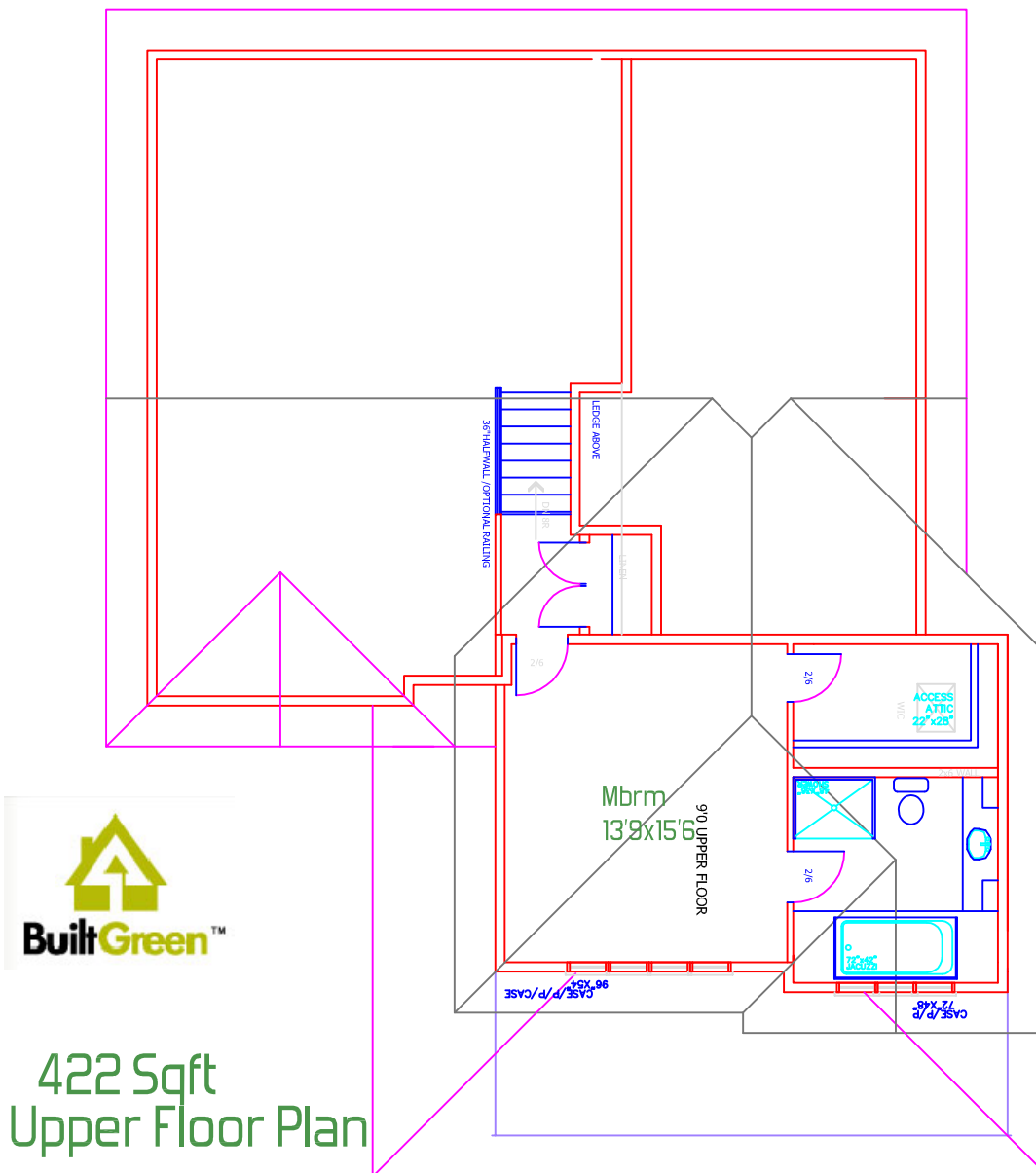


1167 Sqft
Main Floor Plan



Designed For Living ■ Built For Life

1589 Sqft Modified Bilevel
3 Brm, 2 Bath, Main Laundry
Attached Garage
Fully Developed



422 Sqft
Upper Floor Plan



1 MCKELVEY CONSTRUCTION SPECS

BUILT GREEN/ENERGUIDE RATED

2X6 EXTERIOR WALLS WITH R-20 FORMALDEHYDE FREE FIBREGLASS

FORMALDEHYDE FREE BATT INSULATION

R20 SPRAY FOAMED JOIST ENDS

R-50 ATTIC INSULATION

ICF FOUNDATION (TRUE R22)

3/8' OSB EXTERIOR SHEATHING

ENGINEERED I-BEAMS

SUPREME - DUAL PANE LOW E ARGON ENERGY STAR WINDOWS

ALL HEATING DUCTS POWER VACUUMED BEFORE MOVE IN

GARAGE INSULATED AND DRY WALLED

WALKOUT BASEMENT

APPLIANCES AND FIXTURES

APPLIANCES -STAINLESS WHIRLPOOL CERAN TOP ELECTRIC RANGE
WHIRLPOOL REFRIGERATOR W/WATER AND ICE, WHIRLPOOL DISHWASHER WHIRLPOOL 1.5
CUBIC FOOT RANGE HOOD MICROWAVE BUDGET \$3500

6 LITRE PER FLUSH TOILETS W/SHUT OFF VALVES ON ALL SINKS AND TOILETS

95% HIGH EFFICIENCY GOODMAN FURNACE

PROGRAMMABLE THERMOSTAT

HIGH EFFICIENT INSTANT HOT WATER HEATER

INSULATED FIRST 3FT OF HOT WATER LINES

BASEMENT RI UNDER SLAB HEATING/OPTIONAL FINISHED UNDER SLAB HEATING \$2500

THREE PIECE ROUGH IN PLUMBING ROUGH IN WET BAR AREA FOR FUTURE

PLUMBING BUDGET \$19000

FIREPLACE -REGENCY HZ42ST GAS FIREPLACE W/STAINLESS STEEL SURROUND BUDGET
\$5500

FINISHING

SQUARE DRYWALL CORNERS

TEXTURED CEILINGS

'DECORA' SWITCH PLATES

PAINTED MASONITE DOORS 11 STYLES TO CHOOSE FROM

3" KNOTTY PINE CASING AND 5" MDF BASEBOARD PAINTED FINISHING BUDGET \$10000

GENERAL HI-HIDE EGGSHELL PAINTS 3 COLORS MAIN COLOR, TRIM COLOR ACCENT COLOR

CABINETS RUSTIC HICKORY AS PER PLAN W/GRANITE COUNTER TOPS IN KITCHEN
W/EATING BAR IN KITCHEN - BUDGET \$13000

MOTION SENSORS IN PANTRIES/WALK-IN CLOSETS

1 SONE WHISPER QUIET BATH FAN WITH TIMER IN ALL BATHS

MAIN FLOOR HARDWOOD / TILE IN ENTRY AND BATHROOMS / CARPET IN BEDROOMS
8 1/2 LB UNDERLAY FOR ALL CARPETED AREAS - FLOORING AND TILE BUDGET \$16500

RECTANGULAR MIRRORS IN BATHROOMS SIZE OF VANITY

CERAMIC TILE AROUND VANITY, AND BATH TUBS, ENSUITE SHOWER STALL FULL TILE, AND
KITCHEN BACK SPLASH FULL TILE.

DELTA ONE HANDLE LAHARA FAUCETS IN ALL BATHROOMS.
UNDER MOUNT IN KITCHEN W/DELTA 153 PULL OUT SPRAY FAUCET
FULL TILED/GLASS SHOWER WITH SEPARATE JETTED TUB IN ENSUITE

VESSEL SINK IN ENSUITE DELTA VERO VESSEL 753 FAUCET

TAYMOR BATHROOM ACCESSORIES

CUSTOM ORGANIZERS IN ALL CLOSETS, PANTRIES, AND LAUNDRY ROOM. BUDGET \$3000

CENTRAL VAC ROUGH IN

DECORATIVE STEEL INSULATED FRONT DOOR

BLINDS IN REAR DECK DOOR

WEISER DEADBOLTS AND DOORKNOBS SATIN NICKEL OR OIL RUBBED BRONZE

MAIN FLOOR LAUNDRY

LIGHTING ALLOWANCE \$1550

EXTERIOR

GENTEK VINYL SIDING TRIMS AS PER PRINT

30YEAR ARCHITECTURAL SHINGLES

CULTURED STONE ON GARAGE CORNERS AND FRONT OF HOME

DECK AS SPECIFIED ON PLAN TREATED

TWO OUTDOOR FROST FREE WATER TAPS

TWO EXTERIOR PLUG-INS

CHRISTMAS LIGHT SOFFIT PLUG AND SWITCH

ATTACHED GARAGE MODELS INCLUDE 1/2 HORSE POWER OPENER AND TWO REMOTE CONTROLS, AS WELL AS POURED CONCRETE DRIVEWAY AND SIDEWALK.

POURED CONCRETE REAR PATIO AT WALKOUT

PAPER WORK

HOME

LOT

GST WITH REBATE TO BUILDER

LEGAL FEES

APPRAISAL

REAL PROPERTY REPORT

\$459,000

WARRANTY

5 YEAR ALBERTA NEW HOME WARRANTY

1 YEAR COMPREHENSIVE WARRANTY

BASEMENT DEVELOPMENT

BEDROOMS FAMILY ROOM CARPET / BATHROOM TILE

R/I WET BAR AREA

R/I 4 SPEAKER MEDIA CENTRE