

Address: 14023 91A Ave NW Edmonton (Valleyview Area)

House: 2403 square foot two story. 1000 square foot developed basement. 71 square foot solid concrete hidden safe room. Totaling 3474 square feet of living space.

Rooms: 4 bedroom, 4 bath. Gourmet chefs kitchen, great room, home gym, theater room, den/bed5, safe room.

Exterior amenities: 630 square foot heated oversized triple detached garage. 336 square foot rear deck plus front veranda and second floor balcony.

Lot: 5356 square foot lot.

Home is registered with Progressive New Home Warranty. Coverage includes:

Materials and labor 1 year
Mechanical systems 2 years
Envelope coverage 5 years
Structural coverage 10 years

SPECS

Concrete and Foundation:

9' Basement

32mpa sulphate resistant concrete foundation. Rebar to meet engineered specs.

Rainwater leaders connected to storm sewer, 4 inch weeping tile with 6 inch gravel cover.

Spray on dampproof with delta m-s air-gap membrane.

Radon mitigation system.

Framing:

LP Solid Start I-Joist floor system with LVL Beams.

10' Main Floor Ceiling Height.

9' Second Floor Ceiling Height.

Joice, truss, stud and tall wall designs/spacing as per engineered specs.

Windows/Doors:

All Weather windows triple pane HS2 clear low E with Argon. Upgraded black (interior/exterior) commercial style PVC windows.

8' Solid wood exterior doors with exterior metal cladding in front entry and nook.

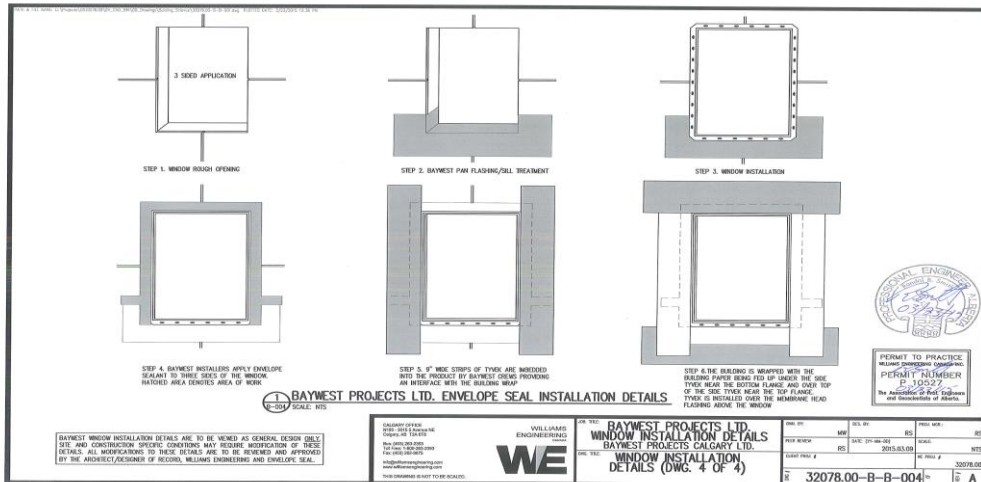
Roof:

Garage - Lifetime warranty BP Mystique LT shingles, with added ice/water shield membrane underneath and metal drip cap at edge.

House – Flat roof with a rigid foam insulation slope package and dual drains. 2 ply SBS membrane installed on foam. 1ply FR board base sheet, 1ply 180 granular cap sheet torch on. 26 guage pre-finished flashing perimeter parapet walls.

Exterior Envelope:

Bay West Engineered window membrane system integrated with Tyvek exterior house wrap.



Exterior Finishes:

Acrylic Stucco finish with concrete base coat applied over 2 inch EPS foam Insulation system.

Aluminum soffit, fascia and eaves.

Cedar wood wall feature and soffits on front elevation.

24 inch thick cultured stone exterior wall pillar detail.

Cedar rear patio.

Electrical, Structured Wire :

100 Amp service with main circuit panel in garage.

100% LED Home. 56 Pots lights, lighting fixtures and all under cabinet lights are LED.

Central speaker system includes 6 150w 8 inch soundstage speakers with silk dome tweeters.

Home Theater wiring package in basement.

Ring WIFI video doorbell included.

Vacumaide S2400 built in vacuum included. 10 year manufacturer motor warranty. 7.2 inch premier 2 stage motor with cyclonic filtration unit. Quiet 66db rating.

Plumbing Heating, Mechanical and Fireplace:

High efficient DHWT Rheem 50 gal 65000btu hot water tank.

3rd Generation WIFI Nest learning thermostat.

2 stage variable fan 95% efficient furnace. 10 year extended manufacturer warranty.

4 ton A/C system.

Lifebreath 250cfm HRV.

Aprilaire 600mk flow through humidifier with Merv 8 allergy filter.

Main floor fireplace: Modern flame fusion fire steam fireplace with heat cassetts. Custom built tile hood vent with custom 10mm glass flame cover.

Kitchen:

High gloss white cabinets with beachy wood accents supplied by local craftsmen at STC. Full extention soft close drawers with soft cabinet close doors.

3cm Hanstone quartz perimeter counters with 2cm quartzite island. 48 inch Blanco siligranite sink with garburator and delta lifetime manufacturer warranty faucet.
36 inch GE monogram professional dual fuel range. Six 18000btu dual flame gas burners and large 220V oven.
Victory 36 inch 1200cfm Professional range hood with dual blowers.
60 inch Frigidaire professional fridge/freezer.
24 inch beer fridge.
24 inch sharp microwave drawer.
Kitchenaid ultra quiet 44db dishwasher with viewing window, 6 wash cycles and 15 capacity place settings.

Ensuite

10mm custom shower door with full tiled shower and backlit shelf.
6 foot free standing acrylic tub.
Floating custom cabinets.
3mm Hanstone quartz counters with Pfister lifetime warranty faucets.
His/hers vanity with backlit liner mirror.

Other Bathrooms:

Pfister faucets throughout bathrooms include a lifetime warranty.
3mm Hanstone quartz counters in all bathrooms.
Extra wide 6-foot tub with tiled walls in main bath.
His/hers vanity in main bath.
Full tiled shower in basement bath.

Laundry Room:

Samsung Energy star 7.5 cubic foot front load washer and dryer.
Hanstone quartz counter tops with undermount SS laundry sink, Pfister Pull out laundry faucet with lifetime warranty.
High gloss custom cabinetry.
2" Floor drain.

Basement:

Oversize 9 foot wide by 3 foot deep windows with custom wood window wells.
10mm floor to ceiling glass wall separating the home gym and the theatre area.
Floor to ceiling mirror wall in the home gym with rubber gym flooring.
Jack and gill ensuite between basement bedroom and home gym includes separate toilet/steam room area
Roughed in 8 point surround speaker system in theatre area.
Secret bookshelf hides the entry to a safe room with 8 inch solid concrete walls, concrete floors and concrete ceilings.

Insulation, Drywall and Paint

R20 batt walls with 6mm poly. Spray foam window surrounds. 2lb spray foam joice ends and spray foam cantilevers.
R50 closed cell spray foam ceilings.
Garage walls R20 batt, garage ceiling R40 Batt with 6mm vapor barrier.
Smooth painted ceilings.
Modern drywall window returns and modern painted ceilings.

Stairs

Main floor to second floor - Custom engineered steel spine floating stair system welded onsite. Includes solid hardwood block treads matching floor hardwood.

Main floor to basement - Standard closed riser hardwood stairs to basement.

Interior Finishing and Floor Coverings:

4 inch paint grade plank baseboard.

3 inch paint grade plank casings.

8' tall solid wood paint grade slab doors with ball bearing hinges throughout main and second floor.

Standard height solid wood paint grade slab doors in basement.

Floating 12mm glass railing system with 2 inch stainless steel standoffs and stainless steel tube rail to both the second floor and the basement..

Flooring:

Bathrooms, laundry and mudroom - upgraded 12x24 porcelain tile.

Engineered plank hardwood in all other areas throughout main and second floor.

Low pile carpet in basement with ultrasoft underlayment.

Rubber gym floor in home gym.

Garage:

Oversized heated rear detached triple car garage.

Painted walls and ceilings.

Exposed aggregate concrete step, sidewalks and garage apron.

Grading and Landscaping :

Final Grade Certificate will be provided.

Full landscaping including trees, shrubs sod and hardscape.

All construction shall meet or exceed the current Alberta Building Code and other applicable codes. Where specifications do not comply with code requirements, the code shall prevail.