

Building with Veranda

- A multitude of floor plans specifically designed to suit the needs of today's family
- The majority of our current clientele consist of returning patrons and referrals from our esteemed past clients
- After you take possession of your Veranda home we are with you, providing 3/6/12 month walkthroughs after possession
- Our company has over 150 years of combined experience building In Calgary
- The ability to fully customize your layout with a professional architect
- Veranda is a proud Alberta New Home Warranty member

Exterior Features

- Smooth finish acrylic stucco or cement board siding for the exterior of your home
- Brick or natural stone veneer accents
- 120 Sq. Ft. maintenance free concrete patio at the back of the home
- Exposed aggregate front entry stairs & driveway
- Christmas light switch and soffit plug
- 8' tall garage doors

Energy Saving Features

- Lux energy saving LoÉ triple pane glass casement and awning windows
- Lennox two-stage variable speed high- efficiency furnace with programable WiFi thermostat
- Power Drip Humidifiers
- Heat Recovery Ventilation system
- R-50 ceiling insulation
- Frost walls framed full height in your basement with R-12 Insulation

Kitchen Features

- Designer kitchen package with custom hood fan surround, trash & recycling pullout, pot & pan drawers, and soft close hardware
- Cabinetry colour selections specifically curated for our Classic Specification
- Classic series Quartz/Granite countertops in the kitchen with full height tile backsplash
- Under-mount sink and Delta pull-down faucet
- Premium Kitchen Aid stainless steel appliance package including a counter-depth fridge/freezer, built-in oven & microwave, dishwasher, and your choice of gas or induction cooktop
- 42" upper cabinetry complete with soffit to ceiling



Interior Features

- Luxury engineered vinyl plank flooring throughout the main level of the home
- Painted smooth ceilings on the main & upper level hallway of the home
- Clear view 42" gas fireplace in the family room with custom mantle
- 3" LED pot lights, low glare
- Generous allowance for lighting fixtures
- LED light bulbs throughout the home
- Staircase to the lower level developed
- 35 oz. carpet with 8 lb underlay

Bathroom & Plumbing Features

- Classic series Quartz/Granite vanity top and backsplash in each bathroom with under-mount sinks
- Delta faucets and matching bathroom accessories throughout the home
- Free standing soaker tub and custom tile shower with 10mm glass and solid surface bench top in ensuite
- Tub/shower unit in the main bathroom finished with tile trim to the ceiling
- Classic series Quartz/Granite laundry room countertop
- 72 Gallon electric hot water tank with recirculation line, pump, & timer
- Front load washer and dryer

Finishing Details

- 8' tall lacquered main level Interior doors
- 3" casing & 6" baseboards throughout the home
- MDF lacquered shelving in all closets & the pantry
- Handcrafted railing in oak, maple, or lacquered with iron spindles as per model design
- Taymor passage & privacy sets on all passage doors throughout the home
- A wide range of cabinet hardware to chose from

Structure

- Exterior walls 2x6 and 16" on centre
- Engineered silent floor joist system
- Engineered roof trusses at 24" on centre
- 9' foundation height in the basement
- 9' main floor wall height
- Vaulted ceiling in the primary bedroom and great room (as per plan)

