



Kitchen Features

- Designer kitchen package with custom hood fan surround, trash & recycling pull-out, pot & pan drawers, and soft close hardware
- Cabinetry colour selections specifically curated for our Classic Specification
- Classic series quartz or 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

Home Specifications

Energy Saving Features

- Lux energy saving LoE triple pane glass casement & awning windows
- Lennox two-stage variable speed high-efficiency furnace with programmable 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
- Recirculation line & pump installed

Finishing Details

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

Interior Features

- Staircase from the main level to the lower level of the home developed
- Luxury vinyl plank flooring & tile throughout the main level of the home
- Pre-designed interior selection boards that ensure a simple, seamless process with elegant results
- Clear view 42" gas fireplace in the family room with custom mantle
- 3" LED pot lights, low glare
- LED light bulbs throughout the home

Exterior Features

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

Bathroom & Plumbing Features

- Quartz or granite in all bathrooms, as well as the laundry room
- Custom-designed bathroom vanities and laundry room cabinets
- Delta faucets and matching bathroom accessories throughout the home
- Free standing soaker tub and custom tile shower with a solid surface bench top in the en-suite
- Comfort height elongated toilets in all bathrooms
- 72 gallon electric hot water tank with recirculation line, pump, & timer

Structure

- 9' foundation height in the basement
- 9' main floor wall height
- Vaulted ceilings as per plan
- Exterior walls 2x6 and 16" on center
- Engineered silent floor joist system with water resistant sub floor
- High heeled roof trusses at 24" on center allowing for more insulation



Building with us means

- Floor plans specifically designed to suit the needs of today's family
- After you take possession of your Veranda home we are with you, providing 3/6/12 month walk-throughs after possession
- Our company has over 150 years of combined experience building in Calgary
- Veranda is a proud Alberta New Home Warranty member

