

AVA IV

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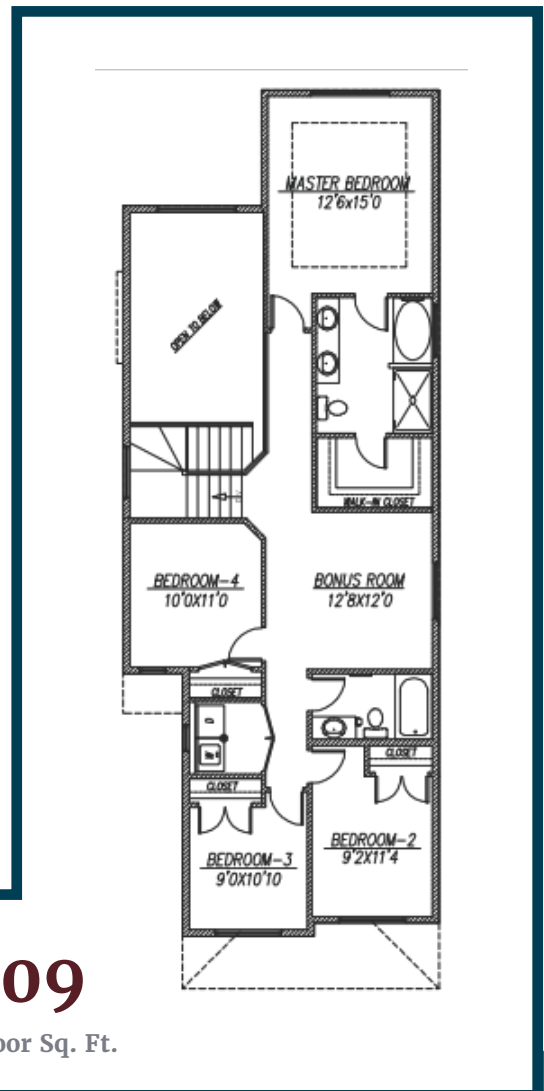
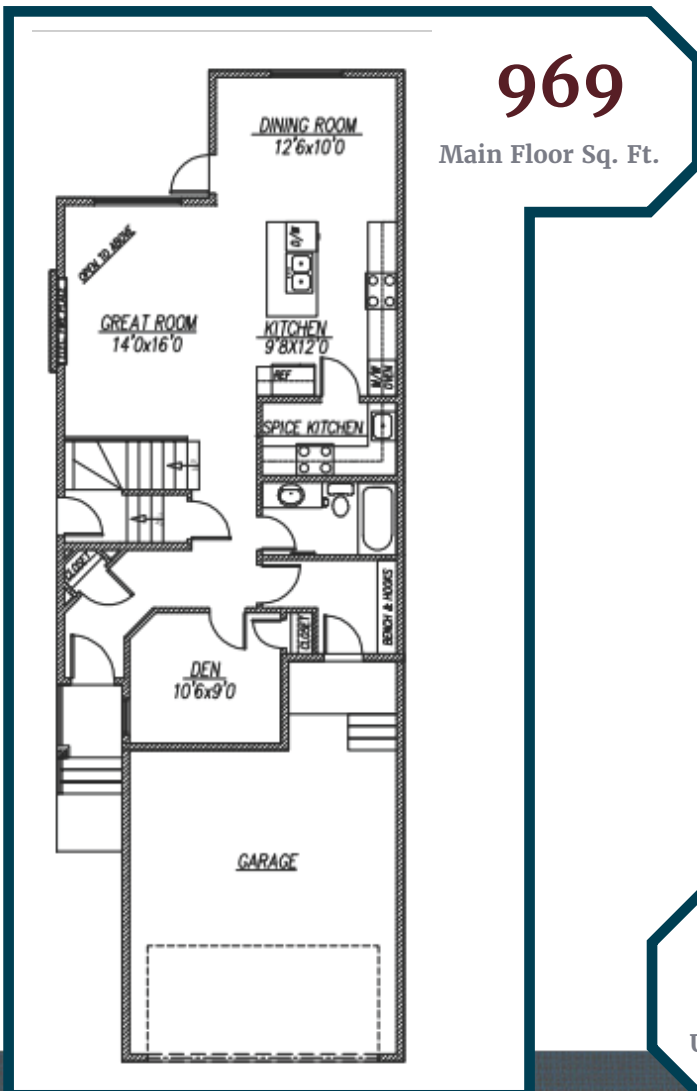
Front Attached 24' | Single Family Home

Features

- 5 Piece Ensuite
- 4 Piece Main Bath
- Bonus Room
- 9' Ceilings
- Spice Kitchen
- 2nd Floor Laundry
- Open to Above Great Room
- Side Entrance
- Main Den / Bedroom
- Quartz Countertops
- Custom Millwork



5 Bedrooms | **3** Baths | **2,078** Total Sq. Ft. | **481** Garage Sq. Ft.



587-524-1131 | sales@activehomes.ca

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Interior Finishes

- 1 1/4" quartz countertops in kitchen and bathrooms
- 42" upper cabinets with choice of colour and style from our suppliers (Maple, Melamine or Thermafoil)
- Full depth cabinet over fridge • Soft close cabinets in kitchen
- Pot and pan drawers
- \$5000 credit for appliances Backsplash in kitchen
- Single border row ceramic tile around tubs and shower
- Mirrors full width of vanity
- Semi-frameless single shower door
- Choice of standard package
- bathroom hardware
- Tile floors in wet areas
- Laminate flooring on main level Carpet on upper level and stairs • 8lb carpet underlay • 3 hinges on all interior doors
- Swing doors on closets
- Round or square vertical drywall corners
- California Knockdown ceilings
- Paint or stain on railings
- Unfinished basement stairs



Electric, Heating & Plumbing

- 4 LED lights on main floor • 2 pendant lights in kitchen
- 1 electric fireplace
- 100 amp electrical service with 60 breaker capacity
- 220V service to dryer and range
- Decor light switches and outlets
- Island outlet as per plan
- Soffit outlet with switch • GFI protection in all bathrooms
- 3 GFI exterior weatherproof outlets
- Arc fault protection outlets for bedrooms Structured wiring run into mechanical room
- Rough in central vacuum
- Wired smoke and CO detectors Programmable thermostat
- Forced air heating with drip humidifier Gas line to main kitchen
- HRV or bath fan
- Furnace and ducts power vacuumed prior to possession
- Waterline to fridge
- Floor drain at laundry location
- Shut off valves to all toilets and sinks
- 1 soaker tub in master bath

Structural & Concrete

- 9' foundation wall height • 9' main floor ceiling height
- 18 x 8" MPA concrete footing Basement walls
- 8" thick, 10mm rebar, 20 MPA concrete
- Floors are 3 1/2" thick poured over 6 mil poly and washed rock
- Asphalt emulsion spray to damp roof of the • exterior foundation
- Weeping tile around perimeter with 6" of washed rock
- Garage floor has 10mm rebar with reinforced 24" on center and piles Concrete driveways
- Poured sidewalk to front step piles or brackets with 10mm reinforcement

Exterior, Doors & Windows

- Fibreglass exterior doors
- Half glass/rear garden door
- 57 x 33" slider basement windows
- Steel insulated garage door
- Belt driven garage door opener with 2 remotes and keyless entry

Framing

- Engineered floor and truss system Roof trusses 24" on centre 18" overhang
- Tongue and grooved OSB subfloor, glued & screwed
- 3/8" OSB on roof with H clips
- 3/8" spruce underlay in tile areas
- Wood framed basement walls 24" on center
- 2 x 6 spruce stud exterior walls, 3/8" OSB walls
- 25 year warranty on asphalt shingles

Energy Efficient Features

- High efficiency single stage furnace
- Low flush toilets • Low flow taps and shower heads
- Insulated rim joists
- around perimeter
- R-40 fibreglass insulation in attic
- R-20 insulation on all floors
- Insulated exterior door
- Windows are PVC integral frame with jamb

Standard Spec Features | 2024

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