

# **Model Specifications**

## **CANADIAN COTTAGE**

### **STANDARD CONSTRUCTION**

- ~ 30 Year Architectural Fiberglass Shingles
- ~ Engineered Roof Trusses
- ~12" Residential Eaves on 3 Sides
- ~ 6 MIL Poly Vapour Barrier in Ceiling and Sidewalls
- ~ Coloured Metal Fascia
- ~ White Soffit
- ~ Cathedral Ceiling in KIT., D/R, L/R
- ~ 8' Walls
- ~ 2 x 6 @ 24" O.C. Outside Walls
- ~ 3/8" OSB Sheathing On Inside And Outside Of Ext. Walls
- ~ Low Maintenance Vinyl Siding
- ~ Tubular Laminated Steel Frame: 8" (<16'x68') or 12" (>16'x68')
- ~ 2 x 10 Floor Joists, 16" O.C. | I-Joists on 20' & 22' wide
- ~ T&G OSB Floor Decking; Glued And Mechanically Fastened
- ~ Insulation: R-40 Ceiling, R-22 Wall, R-48 Floor
- ~ Weatherproof exterior GFI Receptacle
- ~ Frost Free Tap c/w Check Valve
- ~ Coach Light At Front Exterior Door
- ~ Airtight Protocols

#### Windows:

- ~ 70x52 In Living Room; White; PVC Jamb; Low E, w/Screen
- ~ 46x42 In Bedrooms; White; PVC Jamb; Low E, w/Screen
- ~ 46x52 In Living Room; White; PVC Jamb; Low E, w/Screen

#### Exterior Doors:

- ~ 36" Insulated No Light Front Door c/w Peephole & Storm Door
- ~ 5' Patio Door In Dining Area

### **EXTERIOR FEATURES**

- ~ 4 Pot Lights in Porch Area
- ~ Vinyl Shakes At Front Gable
- ~ Coloured Fascia/Corners and Columns
- ~ 6' Front Porch w/Aluminum Railing
- ~ Smart Trim Around Windows

### **BATH**

- ~ Tub/Shower: One Piece Fiberglass In All Bathrooms
- ~ Sink: White Oval, Drop In w/Single Lever Faucet - Chrome
- ~ Toilet: Single Flush, Lined Tank, White
- ~ Shower Rod and Curtain Liner in all Bathrooms
- ~ Chrome Towel Bar and Paper Holder
- ~ GFI Recetpacles
- ~ Dehumidistat on Main Bath Fan

Series is designed to meet the Zone 7A Energy Code Requirements of the National Building Code for Alberta and Saskatchewan. Some changes may be required for other areas.

### **INTERIOR FINISH**

- ~ Spraytex 1/2" Gyproc Ceilings
  - ~ 100% Polyurethane Carpet in L/R and BDRMS
  - ~ No Wax Vinyl Flooring In Areas Without Carpet
  - ~ Wall Finish: Decorative Vinyl Over Gyproc (VOG)
  - ~ Battens On VOG Joints
  - ~ Ceiling Trim: 1011 Profile (Matching Cabinet Colour)
  - ~ Baseboards: 1011 Profile (Matching Cabinet Colour)
  - ~ Window/Door Trim: 1011 Profile (Matching Cabinet Colour)
  - ~ Closets: Battens Throughout
  - ~ Pewter Interior Door Hardware T/O - Lever Handles
  - ~ Pre-finished White Flat Interior Doors
  - ~ Wire Closet Shelving
  - ~ 2" Vinyl Blinds T/O
  - ~ Toggle Light Switches
- #### Cabinets:
- ~ Modular Cabinets w/Roller Drawer Hardware
  - ~ PVC Wrap Cabinet Doors w/Pewter Knobs
  - ~ Cabinet Crown Moulding: 510 Profile
  - ~ 3" White Subway Tile Backsplash (White Grout)
  - ~ Laminated Countertop

### **KITCHEN**

- ~ Fridge: 18 CU. FT. Two Door - Top Freezer - White
- ~ Range: 30" Electric - White
- ~ Range Hood: Two Speed, Vented To Exterior, White
- ~ Dishwasher: White
- ~ Sink: Two Bowl Stainless Steel w/Single Lever Faucet - Chrome

### **UTILITIES**

- ~ 40 GI Natural Gas Water Heater
- ~ High Efficiency Natural Gas Furnace - Convertible
- ~ 100 Amp Electric Service Panel
- ~ Electric Conduit Through Floor
- ~ Incandescent Light Bulb Package
- ~ Programmable Thermostat
- ~ Copper Wiring Throughout
- ~ Plumbed & Wired For Stacking Washer And Dryer
- ~ Shut Off Valves On All Fixtures
- ~ Insulated Water Lines In W/H Cavity
- ~ Smoke/CO Alarms w/Battery Back Up In Hallways
- ~ Smoke Alarms In All Bedrooms
- ~ Wire Shelf Above Washer/Dryer Area

All homes are built to meet or exceed CSA A-277 specifications. Energy zone upgrades may be required. All prices are FOB Estevan, SK. All prices don't include GST. All prices don't include association fees.