



Custom Homes

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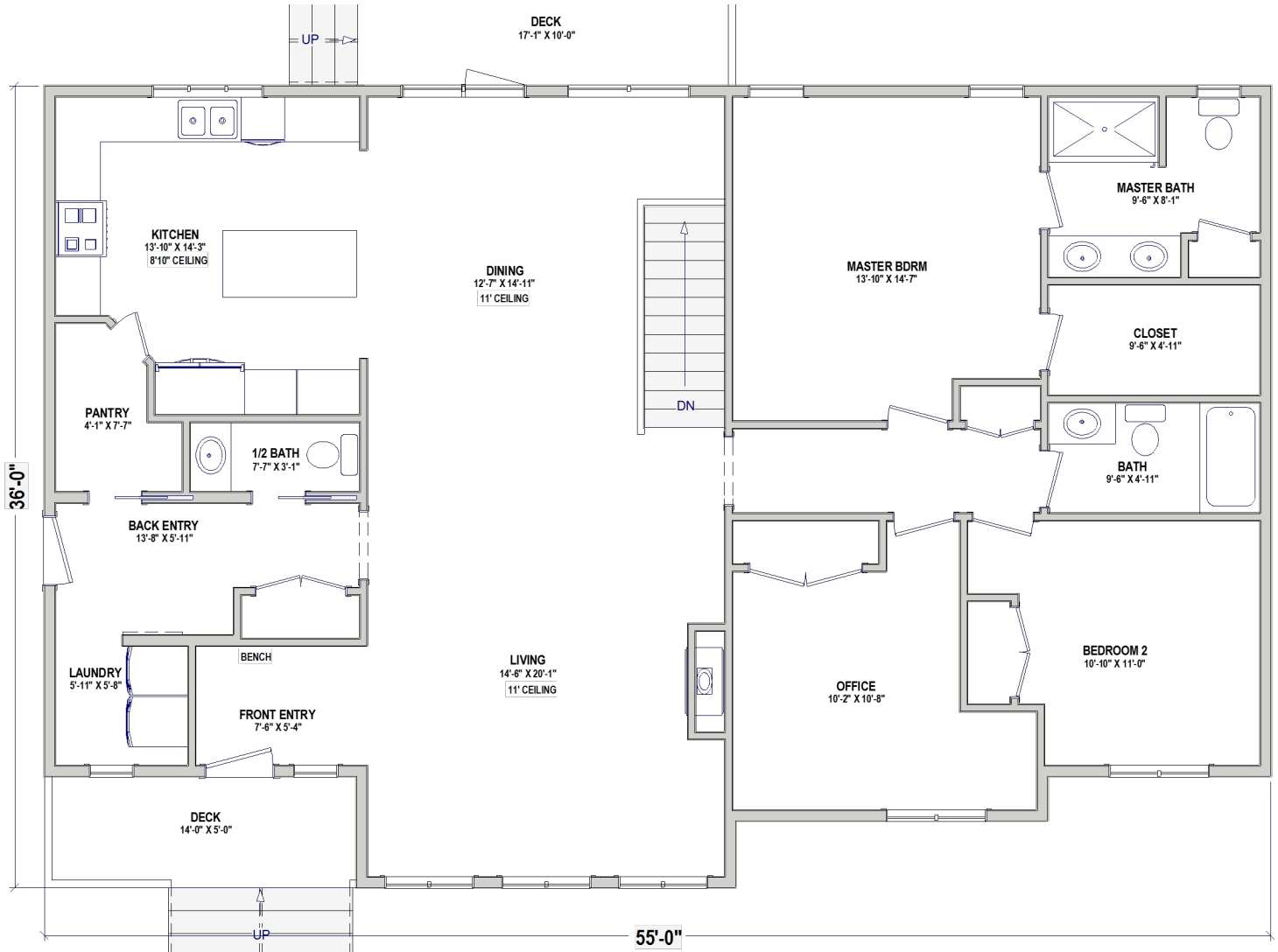
The Athabasca

EA 214
1817 sq ft

A large modern farm house - designed for living

Immediate possession

\$423,700 plus gst
delivery allowance included



FLOOR PLAN 1817 sq ft

A large modern farm house - designed for living

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RTM home by Elm Acres, available for delivery.
200 km move included in price, subject to site evaluation

Big design with 11' dining and living room ceilings.
Large windows front & back for ample natural light.
2 bdrms, 1 office, 2 bathrms plus 1/2 bath, main floor laundry

MASTER BEDROOM:

Room for a king size bed plus furniture.
- 4 piece ensuite with 5' shower (c/w glass door) Kohler fixtures
- walk in closet plus linen closet in bathroom

MAIN BATH:

- 3 piece with 5' tub/shower
Kohler fixtures.

1/2 BATH:

- 2 peice with kholer fixtures

LAUNDRY/ BACK ENTRY:

- main floor - c/w venting and plumbing connections
- laundry cabinets, bench with hooks

KITCHEN:

- custom built - solid plywood construction - quartz counters
- industrial soft close hardware on all doors & drawers
- full tile back splash, upper cab to 9' ceiling height
- walk thru pantry with solid shelving
- plumbing connection for fridge ice maker

WINDOWS:

- All Weather Windows - triple pane with argon and sunstop

INTERIOR FINISHING:

- Solid oak 4" base board and 3" door trim
- stained solid core oak doors with Weiser knobs
- slatted wood living & dining room ceiling
- lino in bathrooms, and back entry / laundry
- carpet in bedrooms - laminate in main area
- gas fireplace with modern rock surround to ceiling

EXTERIOR FINISHING:

- LP smart side - solid fir wood accent
- covered front veranda with aluminum railing, & trex decking.
- 10x10 solid fir post and beam
- Lifetime rated shingles

CONSTRUCTION:

- 14" engineered floor l joist @ 16" O/C
- 50 year rated 3/4" T&G floor sheeting
- 2x6 @ 16" O/C with 3/8 sheeting exterior walls
- engineered roof truss - 7/16 osb roof sheeting

INSULATION:

- Sprayfoam in exterior walls (noise reduction and extreme performance for windy climates)
- R60 fiberglass blown in ceiling insulation.
- R12 interior bedroom and bathroom wall sound block.

