

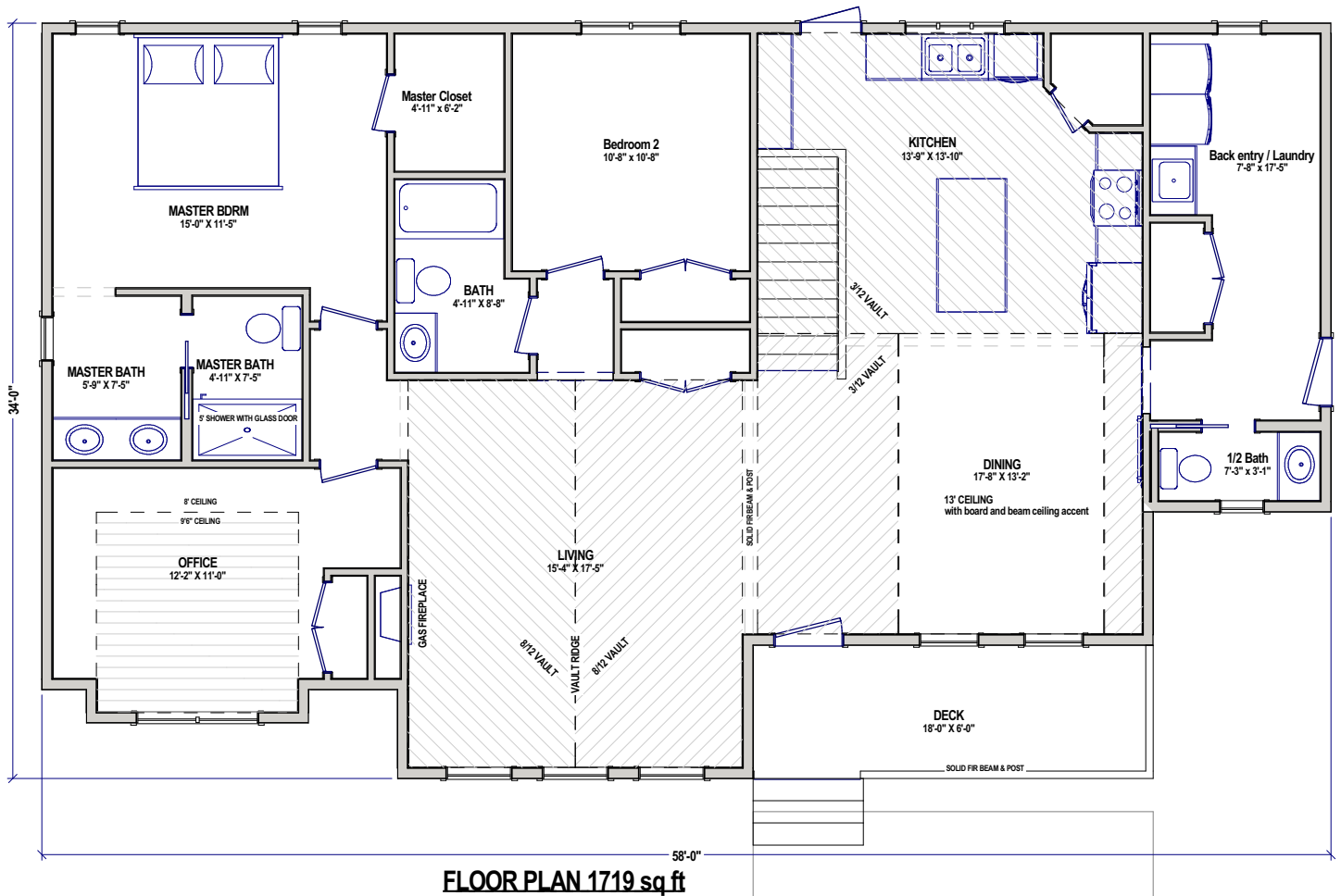
The 1719 sq ft FAIRMONT

A spacious farmhouse, designed for living.

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SOLD

Delivery included subject to site location and conditions



SOLD

Specifications:

RTM home by Elm Acres, available for delivery.
Moving up to 200 kms included in price, subject to site evaluation.

Open concept design with vaulted ceilings, spacious living area, 2 bedrooms, 1 office, 2 bathrooms 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

MAIN BATH:

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

LAUNDRY/ BACK ENTRY:

- main floor - c/w venting and plumbing connections
- laundry sink and cabinets

KITCHEN:

- custom built - solid plywood construction - quartz counters
- full tile back splash
- corner pantry with door switched light
- plumbing connection for fridge ice maker

WINDOWS:

- All Weather Windows - triple pane with argon and sunstop coating.

INTERIOR FINISHING:

- painted 4" base board and 3" window and door trim
- stained Hem/Fir solid core craftsman style doors with Weiser knobs
- solid fir beam accents with rustic board dining room ceiling
- lino in bathrooms, and back entry
- carpet in bedrooms - laminate in main area

EXTERIOR FINISHING:

- Hardie siding (fiber cement) - Cultured Stone accent
- 3" Hardie trims around doors and windows.
- covered front veranda with aluminum railing, and trex decking.
- 8x8 solid fir post and beam

- Lifetime rated shingles

CONSTRUCTION:

- 14" engineered floor 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 (extreme performance for windy climates)
- R60 fiberglass blown in ceiling insulation.
- R12 interior bedroom and bathroom wall sound block.

