



# The Wyndham

Open concept farm house - designed for living

EA216  
1679 sq ft



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

Open concept, vaulted ceilings, functional dormers,  
2 bedrooms, 1 office, 2 bathrooms, main floor laundry.

#### MASTER BEDROOM:

Room for a king size bed plus furniture.  
- 4 piece ensuite with 5' tiled shower, 10 mil custom 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 - solid shelving, with door switched light  
- plumbing connection for fridge ice maker

#### WINDOWS:

- All Weather Windows - triple pane with argon & dual low E

#### INTERIOR FINISHING:

- painted 4" base board and 3" window and door trim  
- painted solid core craftsman style doors with Weiser knobs  
- lino in bathrooms, and back entry  
- carpet in bedrooms - laminate in main area

#### EXTERIOR FINISHING:

- LP siding - extreme hail resistance  
- B&B siding on front porch, gable & dormers.  
- 3" trims around doors and windows.  
- covered front veranda with aluminum railing, & trex decking.  
- snap lock metal roof on veranda and front window awning.  
- solid 8x8 fir beam and posts  
- 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:

- 2LB closed cell Sprayfoam in exterior walls  
(extreme performance for windy climates)  
- R60 blown in ceiling insulation.  
- R12 interior bedroom and bathroom wall sound block.

Interior photos  
coming soon