

Open concept farm house - designed for living

Custom Homes

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Immediate possession

\$374,800 plus gst
delivery allowance included



Specifications:

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.

