



The Wyndham

1040 sq ft

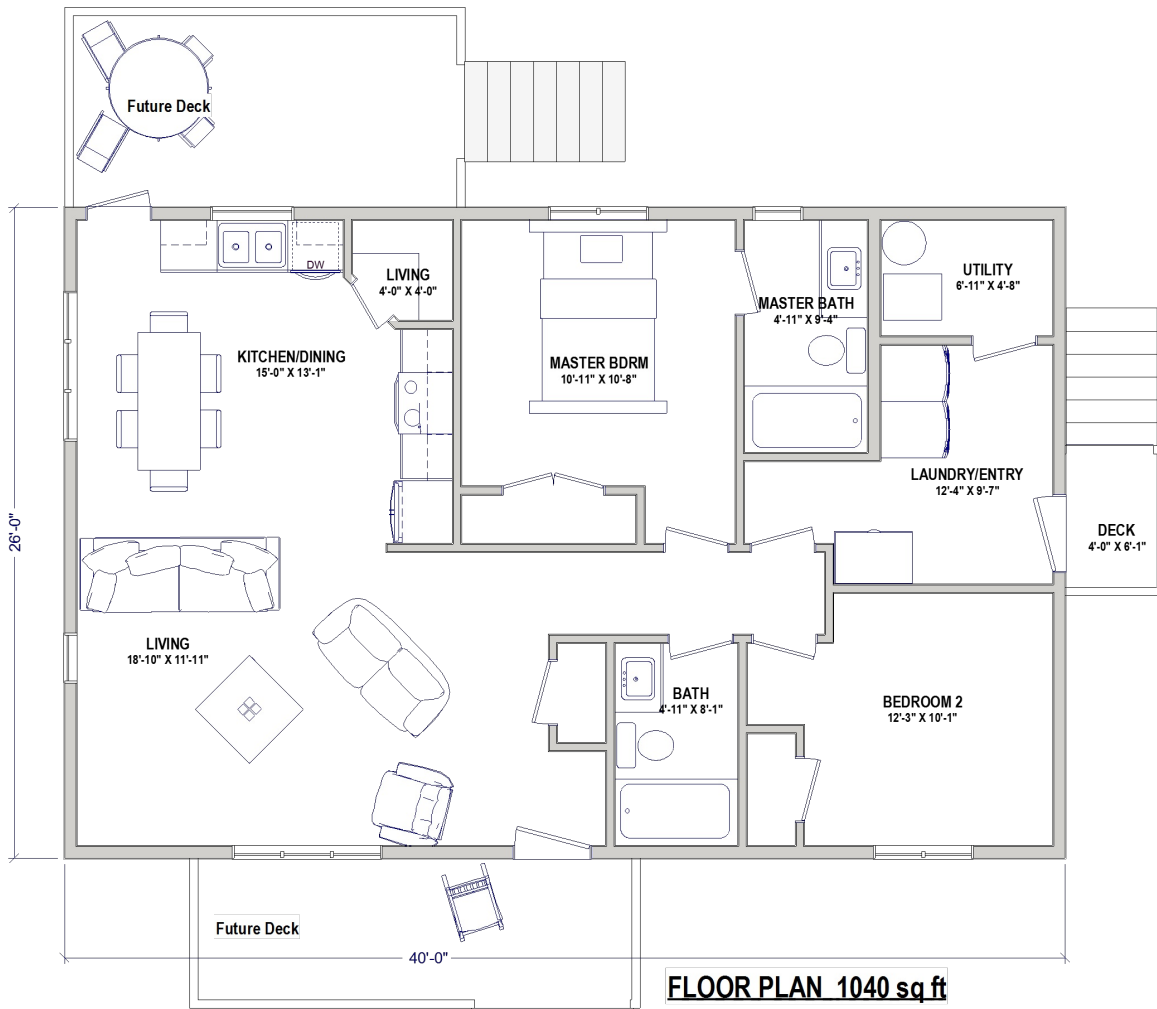
Small, not tiny - a self contained home

Custom Homes

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Possession
May 2024

\$258,000 plus gst
delivery, front deck, insulated screw pile foundation, - included.



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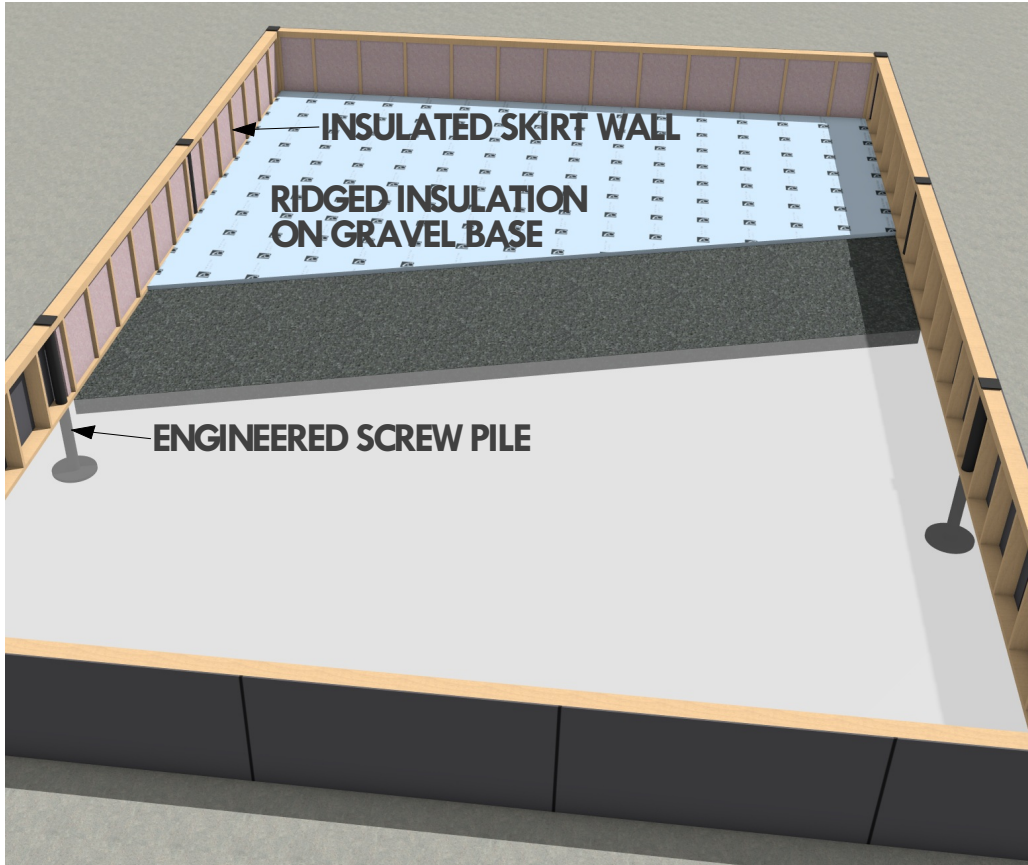
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Connect services, and this house is ready to move into!



RTM home by Elm Acres, available for delivery. Moving up to 200 kms included in price, subject to site check
Insulated skirt wall and ground insulation included.

This home is designed to set on a screw pile or concrete pier foundation. Clear span web joist with flush beams built into floor. Hot water heater and forced air furnace installed in back entry - Connect gas, power, water, sewer - and this house is ready to live in. A solid house with minimal on site set up required.

Open concept design with vaulted ceilings, 2 bed, 2 bath, main floor laundry.

MASTER BATH:

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

MAIN BATH:

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

LAUNDRY/ BACK ENTRY:

- main floor - c/w venting and plumbing connections
- on demand water heater
- forced air furnace

KITCHEN:

- custom built cabinets
- soft close hardware
- corner pantry with door switched light
- plumbing connection for fridge ice maker

WINDOWS:

- triple pane with argon and low E coating.

INTERIOR FINISHING:

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

EXTERIOR FINISHING:

- Hardie siding (fiber cement)
(roof can be added over decks)
- B&B vertical siding in gables
- Lifetime rated shingles

CONSTRUCTION:

- engineered clear span web joist
- 3/4" T&G floor sheathing
- 2x6 @ 16" O/C with 3/8 sheathing exterior walls
- engineered roof truss - 7/16 osb roof sheathing

INSULATION:

- R22 in exterior walls
- R60 fiberglass blown in ceiling insulation.
- R12 interior bedroom and bathroom wall sound block.
- R22 skirt walls
- R24 spray foam rim joist



ADD A COVERED DECK
(option - not included)