



Custom Homes

P. 403 952 4848
E. sales@elmacres.ca
W. www.elmacres.ca

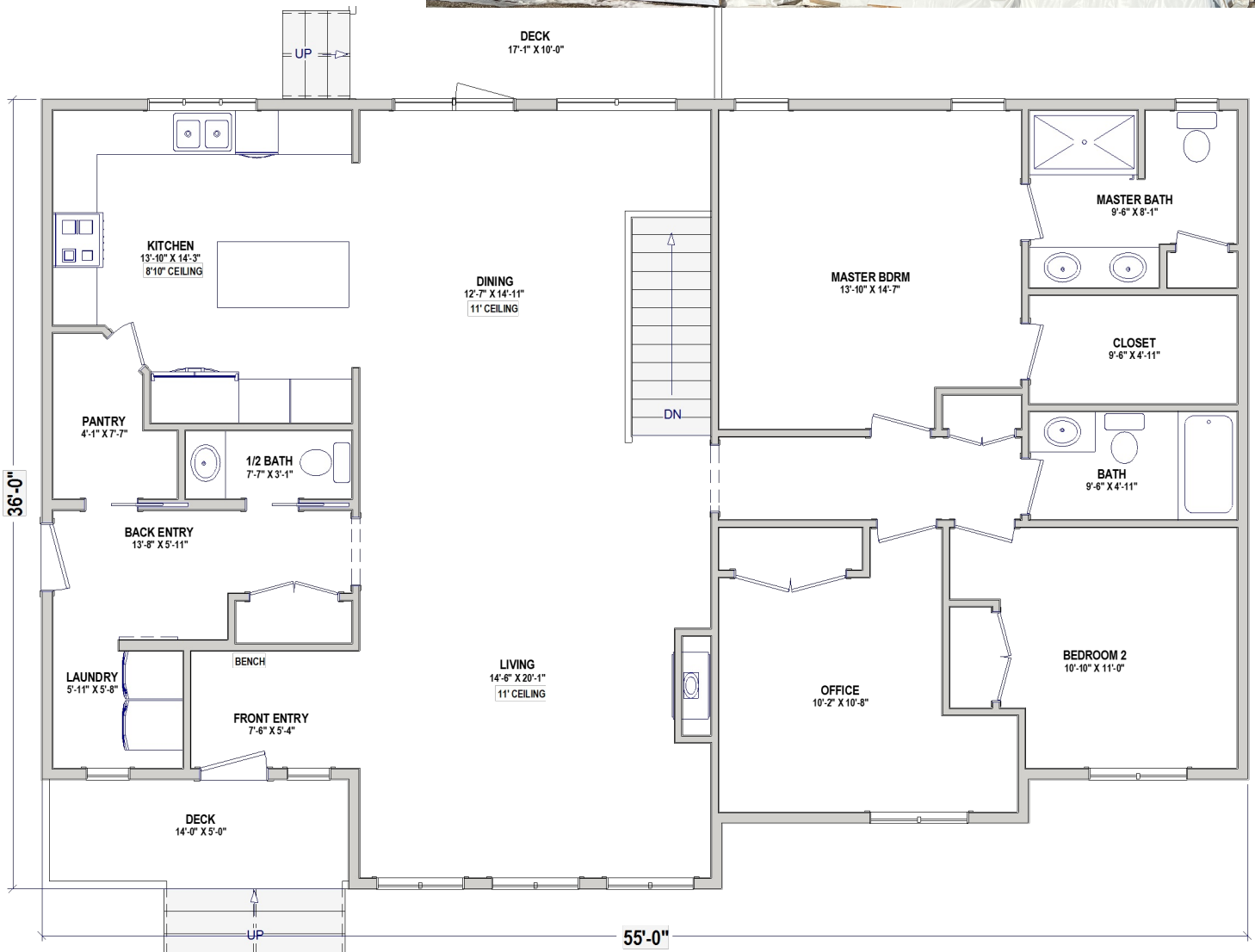
The Athabasca

EA 214
1817 sq ft

A large modern farm house - designed for living

Immediate possession
Delivery up to 200 km included

~~\$423,700~~ plus gst
SALE \$414,700 plus gst



FLOOR PLAN 1817 sq ft

The Athabasca

A large modern farm house - designed for living

EA 214
1817 sq ft

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 bdms, 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 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.

