

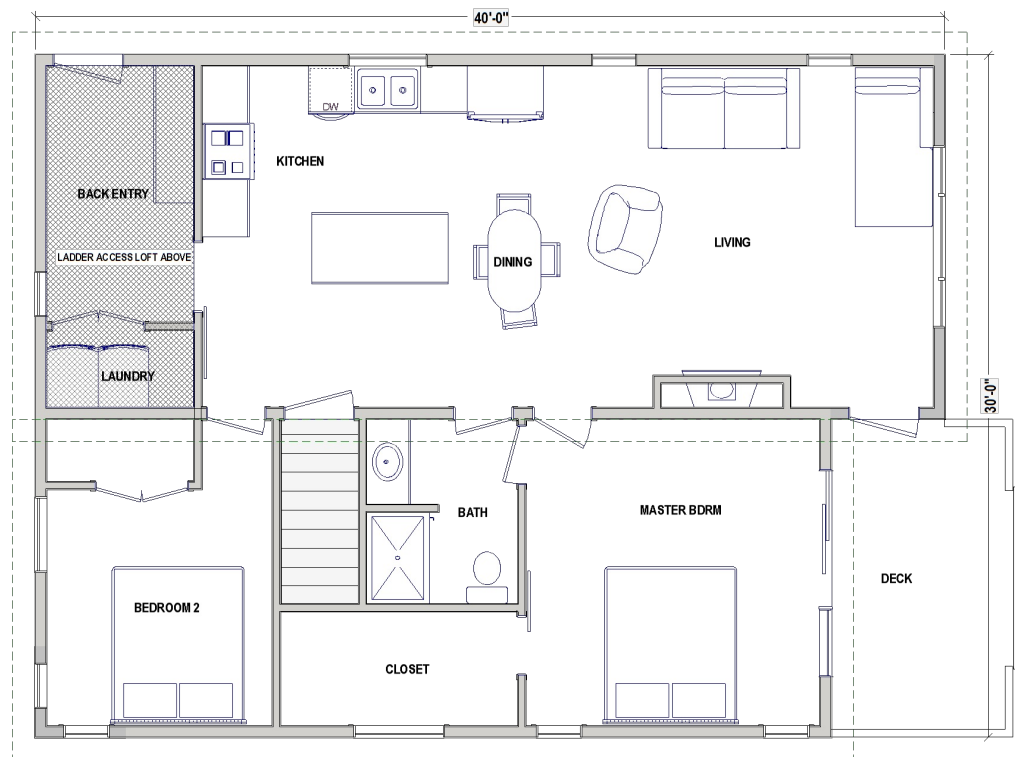
# The 1130 sq ft EVEREST

2 bedroom and loft - a modern rustic home

**\$298,000 plus tax**  
*kitchen appliances included*

**Ready to move spring 2024**

**SOLD**



**FLOOR PLAN 1130 sq ft**



# The 1130 sq ft EVEREST

2 bedroom and loft - a modern rustic home

**\$298,000 plus tax**  
*kitchen appliances included*

**Ready to move spring 2024**

**SOLD**



## Specifications:

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

Open concept design with natural wood ceilings and beams.  
Rustic barn board feature walls in main area and master bedroom.  
2 bedrooms, 1 bathroom, main floor laundry.  
This home has a stairwell for basement, or it can be configured for a crawl space foundation. Well lit with lots of slim line pot lights on dimer switches. Modern electric fireplace with tv connections above.

### MASTER BEDROOM:

- Room for a king size bed plus furniture.
- large triple sliding glass door onto deck.
- slanted ceiling in natural pine - walk in closet with window.

### MAIN BATH:

- 3 piece with 4' custom tiled shower - 10 mil custom glass door.
- live edge vanity counter with vessel sink - Kohler fixtures.

### LAUNDRY/ BACK ENTRY:

- main floor - c/w venting and plumbing connections. (laundry closet can be converted to 1/2 bath)
- solid wood bench with drawers - floating shelf & hooks.

### KITCHEN:

- custom built - solid plywood construction - quartz counters
- soft close doors & drawers - solid painted maple wood.

### WINDOWS:

- All Weather Windows - triple pane with argon and dual low E.
- black frames in and out.

### INTERIOR FINISHING:

- solid oak stained 4" base board and 3" door trim.
- solid core oak doors with Weiser knobs - 3 hinges.
- soft padded lino in all rooms.

### EXTERIOR FINISHING:

- Allura siding (fiber cement) with cultured stone & wood.
- deck with aluminum railing, and trex decking.
- snap lock metal roof.
- natural wood soffits with wide fiber cement fascia.
- accent exterior pot lights in soffit.

### CONSTRUCTION:

- 14" engineered floor joist @ 16" O/C
- 50 year rated 3/4" T&G floor sheeting
- 2x6 @ 16" O/C with 3/8" sheathing exterior walls
- engineered roof truss - 1/2" plywood roof sheeting.

### INSULATION:

- 2lb closed cell Sprayfoam in exterior walls and ceiling. (excellent sound block and extreme performance for windy climates)
- extra R20 fiberglass in ceiling for premium energy performance.
- R12 interior bedroom and bathroom wall sound block.

