

The Athabasca SOLD

A large modern farm house - designed for living

__Custom Homes

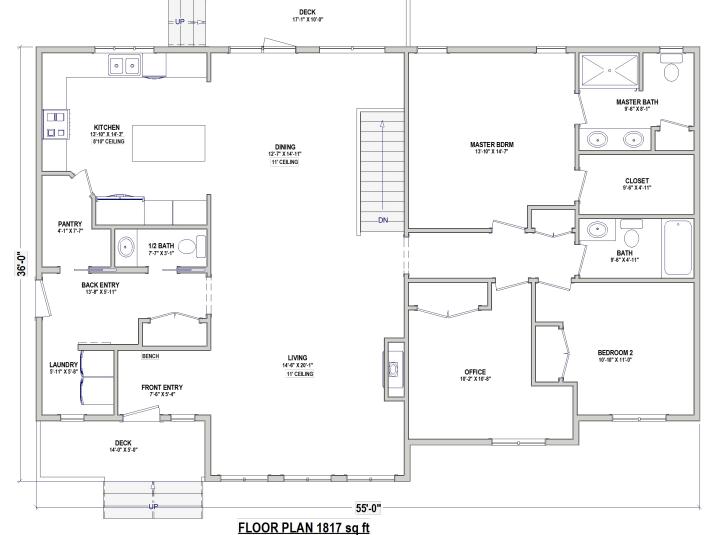
P. 403 952 4848 E. sales@elmacres.ca W. www.elmacres.ca Delivery up to 200 km included subject to site location/condition

\$446,700 plus gst

EA 214

1817 sq ft







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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 bdrms, 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

- 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

- 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

- 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 I 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

- 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.





