



ELM ACRES

Custom Homes

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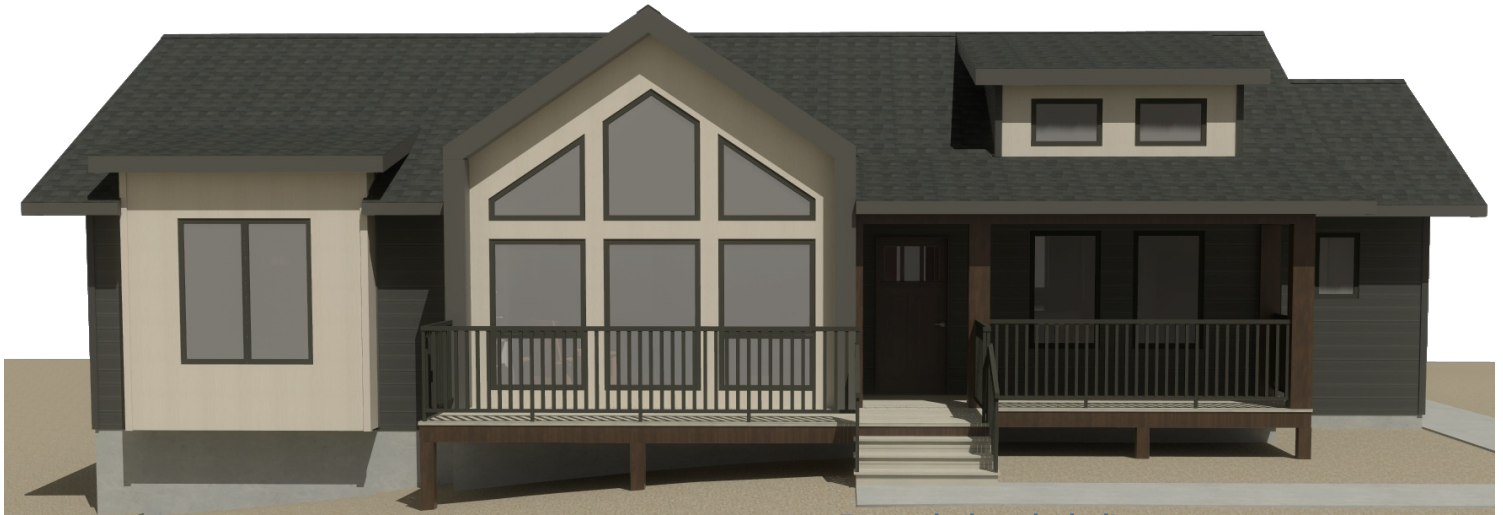
# The Fairmont

A large modern farm house - designed for living

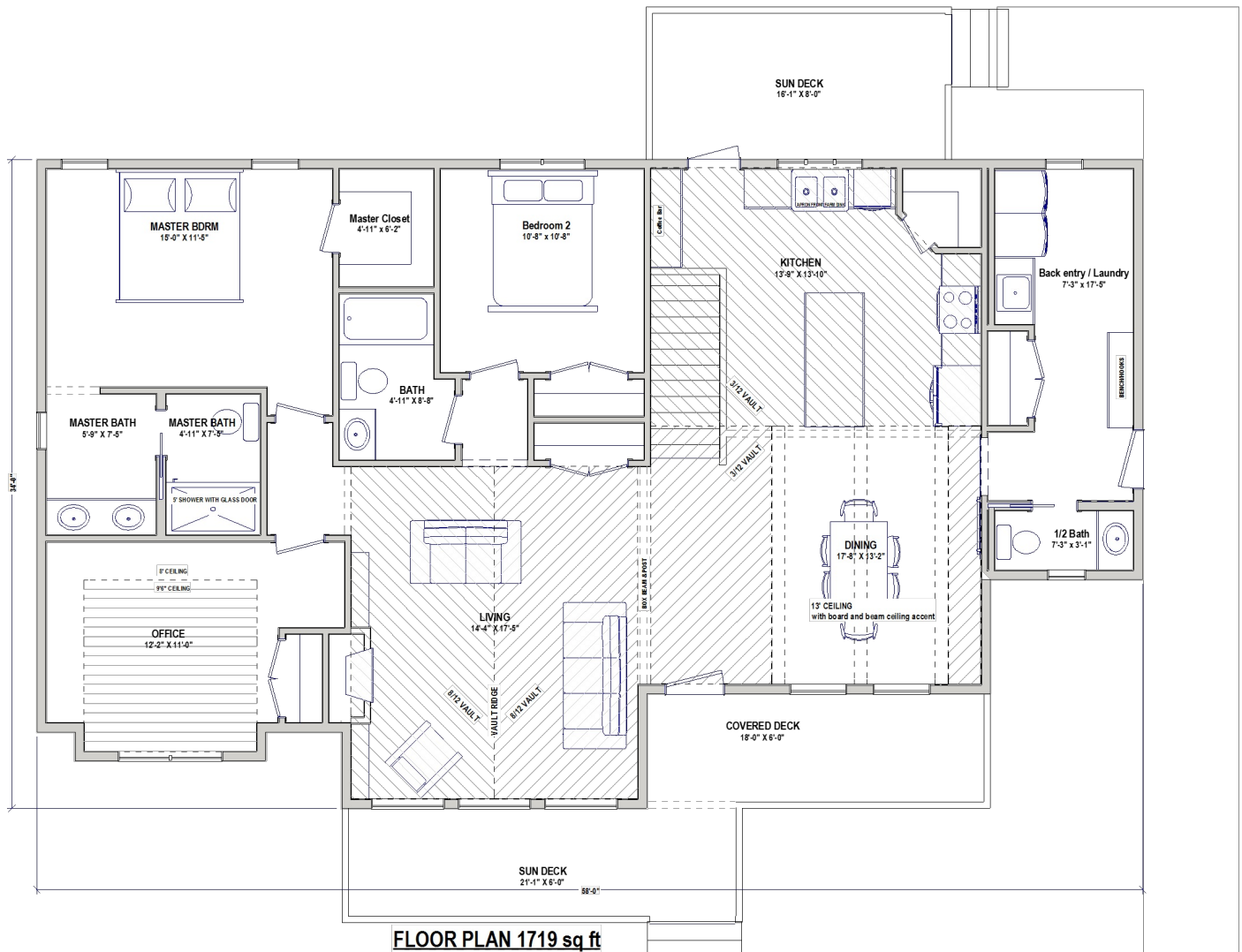
EA 244  
1719 sq ft

*Estimated completion Sep 1 2025*  
*Delivery up to 200 km included*  
*subject to site location/condition*

**\$437,700 plus gst**



*Front deck included!*





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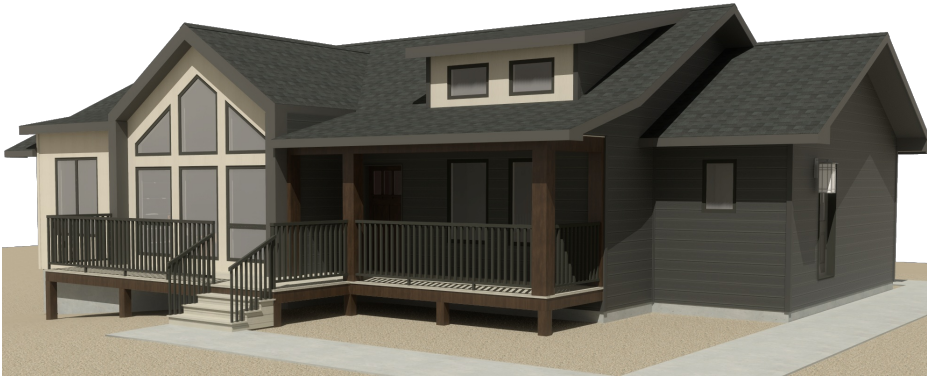
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*Working on it . . .*



## Specifications:

RTM home by Elm Acres, available for early fall delivery.  
200 km move included in price, subject to site evaluation

Modern design with 11' dining and living room ceilings.  
Large tripple pane windows for abundant natural light.  
2 bdms, 1 office, 2 bathrms plus 1/2 bath, main floor laundry

### MASTER BEDROOM:

Room for a king size bed and furniture.

- 3 piece ensuite with 5' tiled shower, custom glass door
- walk in closet with solid custom shelving

### MAIN BATH:

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

### 1/2 BATH:

- 2 piece with kohler 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 - coffee bar
- corner pantry with solid shelving
- plumbing connection for fridge ice maker

### WINDOWS:

- All Weather Windows - triple pane with argon and coatings

### INTERIOR FINISHING:

- solid knotty alder 4" base board and 3" door trim
- stained solid core knotty alder doors with Weiser knobs
- board and beam dining room dormer ceiling
- lino in bathrooms, and back entry / laundry
- carpet in bedrooms - laminate in main area
- gas fireplace with rock or tile surround to ceiling

### EXTERIOR FINISHING:

- LP smart side - all profiles
- covered front veranda with aluminum railing, & trex decking.
- 10x10 capped 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 sheathing 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.

