



ELM ACRES

CUSTOM HOMES

RTM - SITE BUILT - CABINS

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# The Klondike

A small home with a big feel

EA226  
1208 sq ft

Show home - completed & ready for delivery July 30, 2025

Built to Elm Acres standard, high end specs.

You are welcome to view this home at Elm Acres !

\$329,700 plus gst  
delivery up to 300 kms included,  
subject to site condition

9' ceilings with vault & 3 window functional dormer gives this home a spacious feel. Abundant natural light thru premium triple pane windows.



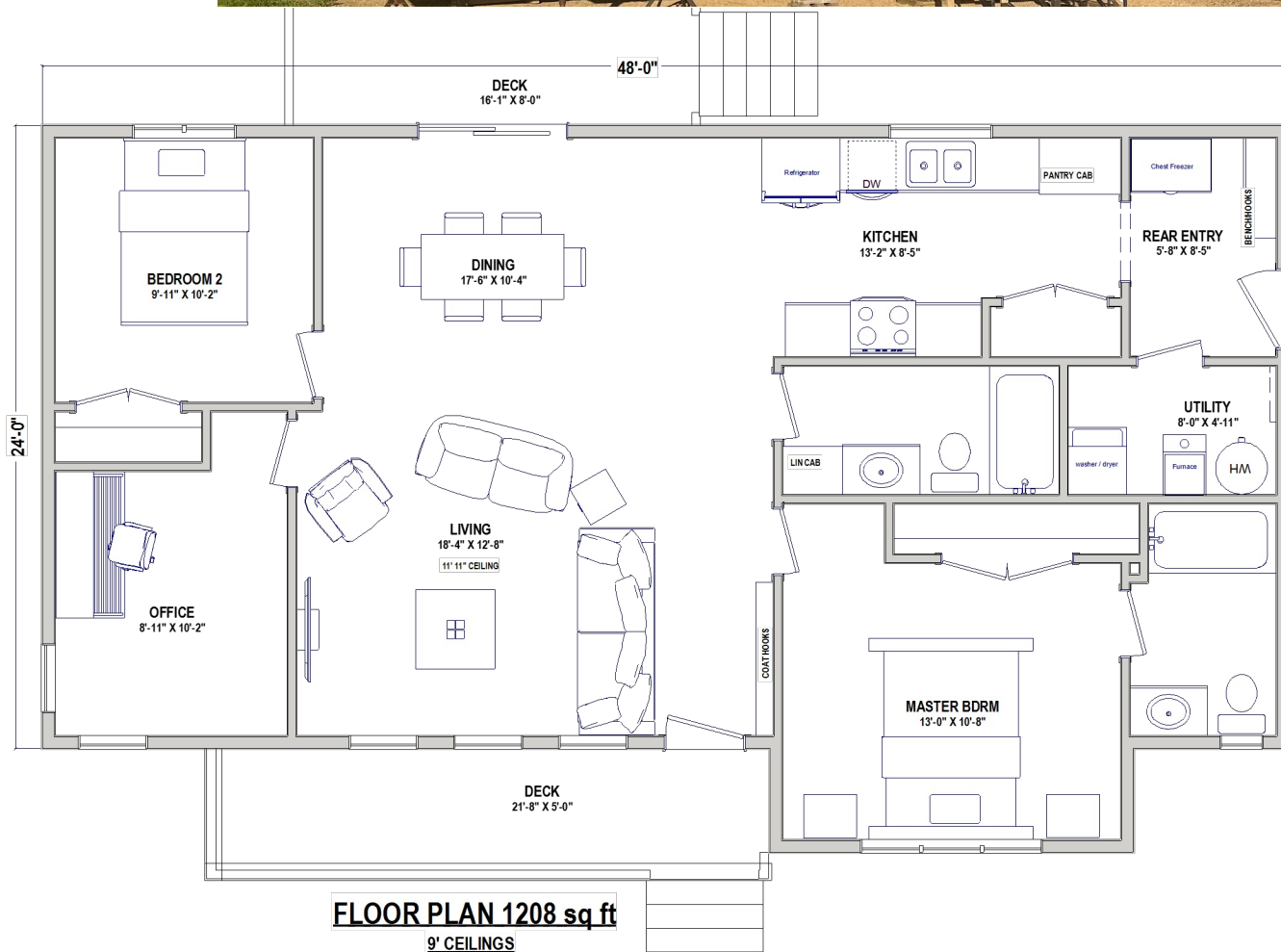
Covered veranda included.

-Solid fir timber post & beam.

-LP Smart Side siding for extreme hail resistance.

-Aluminum railing.

-Trex decking.



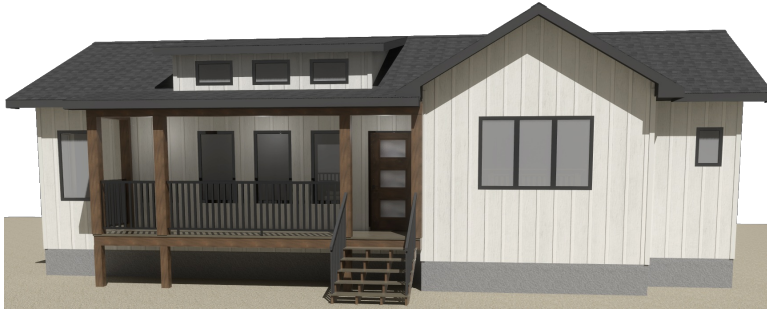
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## A small home with a big feel

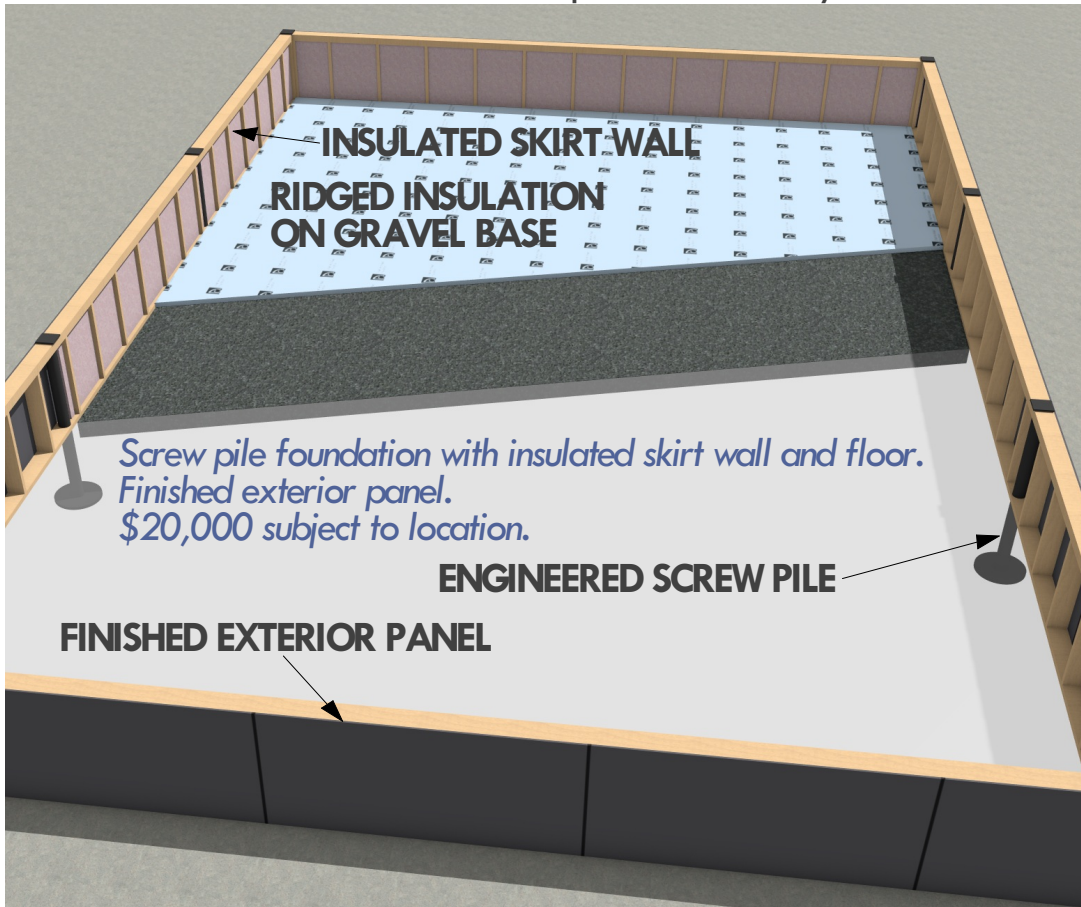
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Connect services, and this house is ready to move into!

- Level gravel base and install screw piles.
- Deliver home & attach to piles.
- Connect to services.
- Install ground insulation
- Build skirt wall & sprayfoam insulate.
- Move in.



Ask us about our insulated screw pile foundation system.



## Specifications:

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 + office, 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 with AC coil

### KITCHEN:

- custom built cabinets, plywood construction
- soft close hardware
- quartz counters
- 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
- laminate flooring throughout.

### EXTERIOR FINISHING:

- LP Smart Side siding (extreme hail resistance)
- B&B vertical siding on front elevation
- Lifetime rated shingles

### CONSTRUCTION:

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

### INSULATION:

- 2lb spray foam insulation in exterior walls. (premium insulation for windy climates)
- R60 fiberglass blown in ceiling insulation.
- R12 interior bedroom and bathroom wall sound block.