



ELM ACRES

CUSTOM HOMES

RTM - SITE BUILT - CABINS

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# The Wyndham

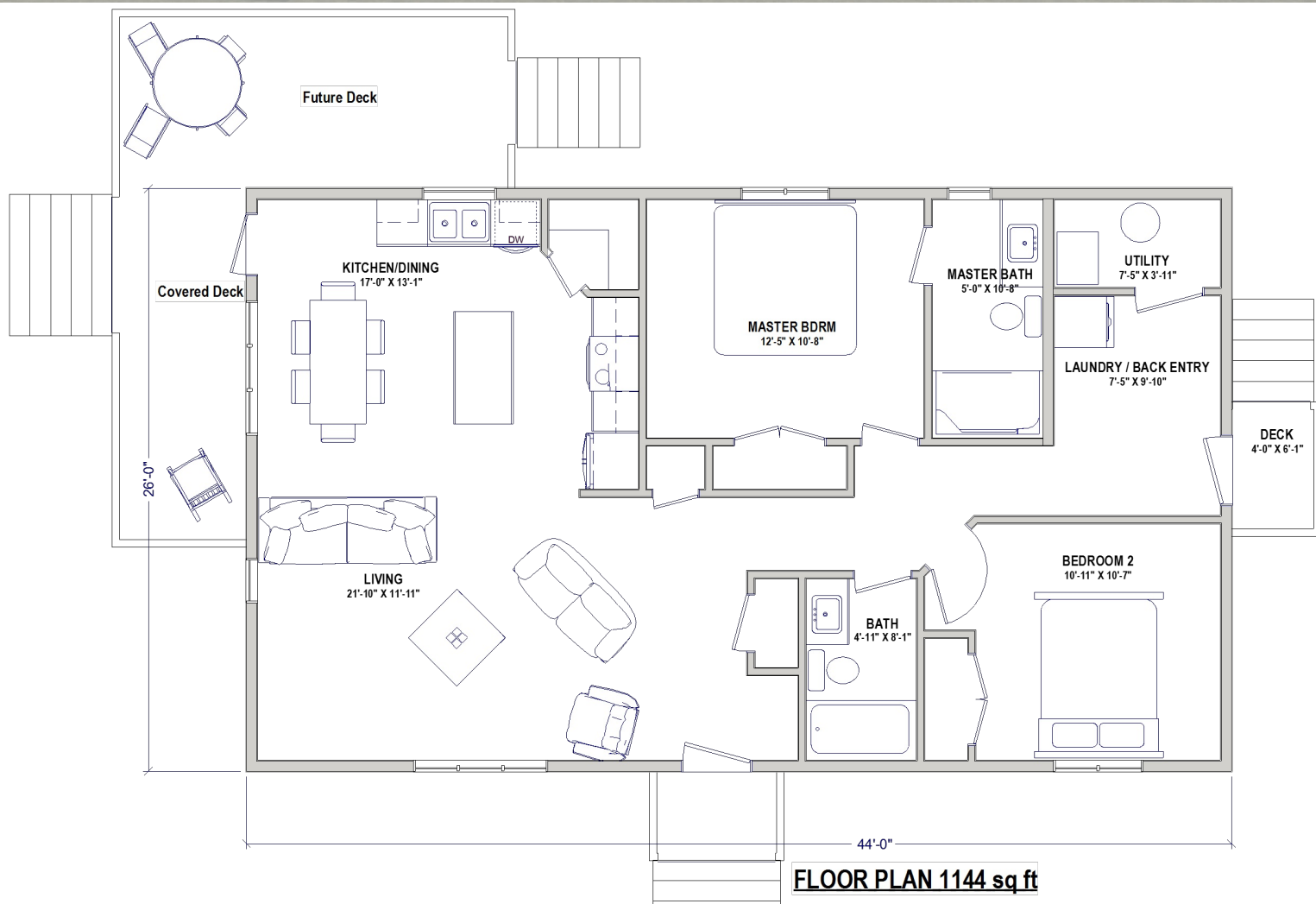
Open concept - self contained home

EA249  
1144 sq ft

Connect services, and this house is ready to move into!  
est completion - Sep 30/2025

\$246,800 plus gst.  
Delivery allowance  
up to 300 kms included.

Covered front deck included!





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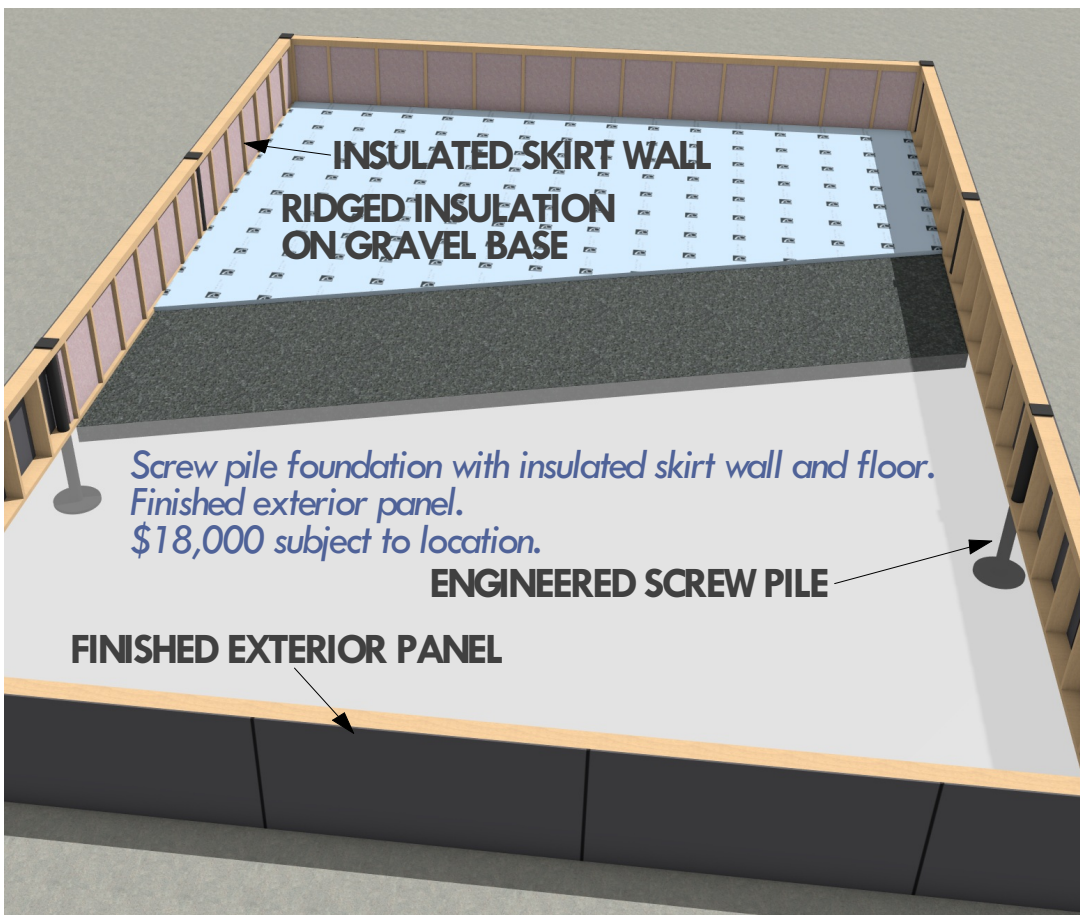
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# The Wyndham

Open concept - self contained home

EA249  
1144 sq ft

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



## 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, 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
- soft close hardware
- corner pantry with door switched light
- 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
- lino in bathrooms, and back entry
- carpet in bedrooms - laminate in main area

### EXTERIOR FINISHING:

- Siding - LP Smart Side (extreme hail resistance)
- B&B vertical siding in gables
- Lifetime rated shingles
- Aluminum railing with wood decking

Covered front deck included

### CONSTRUCTION:

- engineered clear span web joist
- 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:

- R22 in exterior walls
- R60 fiberglass blown in ceiling insulation.
- R12 interior bedroom and bathroom wall sound block.

Working on it .....

