

The Fairmont

EA 244
1719 sq ft

A large modern farm house - designed for living

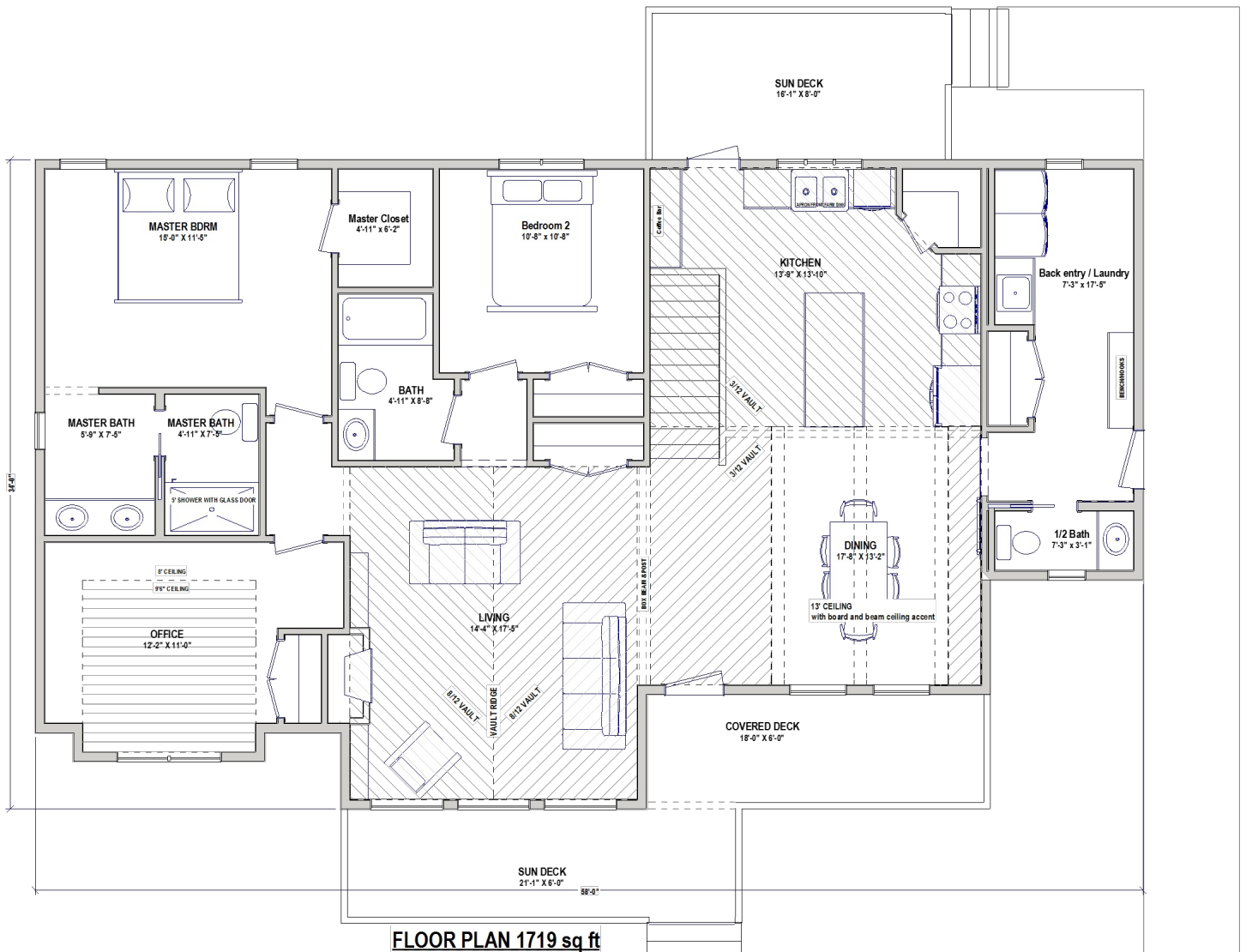
Estimated completion Sep 1 2025
Delivery up to 200 km included
subject to site location/condition

\$437,700 plus gst



FOR SALE

Front deck included!





ELM ACRES

Custom Homes

P. 403 952 4848
E. sales@elmacres.ca
W. www.elmacres.ca

The Fairmont

EA 244
1719 sq ft

A large modern farm house - designed for living



Heavy gauge metal capped post & beam with matching deck ceiling gives this home a warm modern look. The LP Smart Side exterior has extreme hail resistance and the large triple pane windows with 2 coatings of sun stop let in plenty of light while keeping the heat and UV out. Black aluminum railing with Trex decking make this exterior truly maintenance free.

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 bdrms, 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 kholer 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 sheeting 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.

Interior pictures coming soon . . .