

ZEN Greystone Specifications



DISCLAIMER: This specification list is a marketing document and is subject to change without notice or obligation. Please ask your sales representative for the most recent specifications. E.&O.E. 03/13/24

ZEN Homebuyers will choose from three levels of Net Zero specifications, starting with **Net Zero Advantage**, which is included in all our two-storey homes. Even our level-living Flats have tailored modifications. Elevate your Net Zero investment with **Net Zero** or **Net Zero Ready**

specifications, which meet the stringent criteria of the Canadian Home Builders' Association Net Zero Home Labelling Program. Embrace a more comfortable living experience while saving money on utilities with Net Zero.

UPPER UNITS

	Net Zero Advantage	CHBA Net Zero Ready Labelled	CHBA Net Zero Labelled
Built to 2030 and beyond building code	✓	✓	✓
Integrated soil gas barrier and insulation under the basement slab	✓	✓	✓
Rigid XPS insulation around the foundation, 60% better than current building code	✓	✓	✓
Superior insulation surpassing standard building code by 40%	✓	✓	✓
Dupont™ Exterior Air Barrier with 10 year manufacturer warranty	✓	✓	✓
R60 Insulation in the attic	✓	✓	✓
Double-Coated Triple Pane Windows	✓	✓	✓
Fresh Air System (HRV)	✓	✓	✓
Third party performance test for air tightness and energy efficiency	✓	✓	✓
High Performance Natural Gas Furnace	✓	✓	✓
Heat Pump Water Heater	✓	✓	✓
Air Source Heat Pump for Heating		✓	✓
Qualifies for 25% Rebate on Mortgage Insurance Premium		✓	✓
Solar Panels			✓



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 *Solar panels are an upgrade, and availability is not guaranteed with every home. 03-13-24



Specifications



Kitchen & Bathroom

- Stylish, shaker cabinet doors with hardware.
- Quartz kitchen & bathroom countertops.
- Upper cabinets 36" with a riser to ceiling.
- 7" deep double bowl stainless steel undermount sink.
- Faucets in chrome finish, in kitchens and bathrooms.
- Full vanity-width bathroom mirrors.
- Full height tile kitchen backsplash.
- One row of 4" tile backsplash on bathroom vanities.
- One row of 4" tile on tub and shower surround.
- Pressure balanced single lever shower valve and faucet.
- Pedestal sink in powder room.
- Brand name appliance package in stainless steel.
- Energy Star® rated refrigerator.
- Self-clean glass top range.
- Energy Star® rated dishwasher.
- Over the range microwave.
- Full sized washer and dryer.
- Recessed lighting in the living room, dining room and kitchen.

Maintenance Free

- Insulated fibreglass front and rear door.
- Broom finished poured concrete front walk, full width of front step.
- Pre-finished coordinator aluminum soffit.

Smart & Stylish

- 9' ceilings on main floor
- Choice of designer colour palettes.
- Durable Luxury vinyl plank flooring throughout the main floor and bathrooms.
- Carpet with durable 8lb underlay on the stairs to upper level, upper hall, bedrooms and closets.
- Modern flat window casings and baseboards to be 3-3/8" high.
- Decora switches and counter plugs.
- Modern brushed chrome light fixtures.
- Five panel 'Rockport' interior doors.
- Wood handrails.
- Clear glass shower doors and chrome hardware, as per plan.
- Easy care one-piece fiberglass tub and shower enclosures.
- Sleek bathroom hardware in chrome finish.



Convenience

- Conveniently located telephone, data and cable outlets in bedroom(s) and living room.
- Powder-coated wire shelving in all closets and the pantry.
- Electric water heater.

Superior Air Quality

- Sealed, high efficiency furnace
- Active heat recovery ventilator enhances indoor air quality by reducing allergens
- All paints and adhesives certified low VOC.
- All floors and bedrooms include a carbon monoxide detector.



Energy Efficient

- Your new home is third party EnerGuide certified providing you with peace-of-mind that your home will be comfortable for years to come.
- Double-coated triple pane windows



Quartz Countertops

- Your new home will boast stylish quartz countertops in the kitchen and all bathrooms.
- Choose from 3 designer curated colour palettes

Specifications

Built to Last

- Foundations protected with non-petroleum based waterproofing materials.
- All interior walls to be 2x4 at 24" on centre.
- 35 year asphalt shingles with 7/16th roof sheathing.
- All exterior walls constructed with 2x6 studs at 24" on centre with 3/8" sheathing.



Luxury Vinyl Plank Flooring

- Your new home comes with attractive, Luxury vinyl plank flooring on the main floor and bathrooms.
- Luxury vinyl plank flooring is durable, easy to clean and low maintenance.



Avalon's Commitment

Comprehensive warranty through the Alberta New Home Warranty Program.

- 1 year warranty on materials & workmanship.
- 2 year warranty on delivery & distribution systems
- 5 year warranty on building envelope
- 10 year warranty on structure

Energy Efficient

- Your new home is EnerGuide certified.
- 95% energy-efficient furnace in Net Zero Advantage and Net Zero Ready two-storey homes.
- Energy Star® rated vinyl triple pane, argon-filled low e windows.
- Programmable Energy Star® rated thermostat with dual set back and ventilation system with maintenance reminder (2-storey homes).
- R60 attic insulation.
- Integrated soil gas barrier under the basement slab
- All ductwork joints and penetrations sealed with low toxic mastic sealant or foil tape.
- Low expanding spray foam insulation sealing around all exterior penetrations, doors and windows.
- All rim joists, mechanical room ceiling, and cantilevers sealed with spray foam insulation.



Water Conservation

- Mansfield low flush toilets.
- Low flow faucets and showerheads.
- Plumbing fixtures that meet or exceed LEED low flow standards.

Recycling – less garbage in landfills

- A minimum of 50% of all waste is recycled.
- Engineered wood products for joists, load bearing beams.
- All insulation minimum 40% recycled content.
- Minimum 15% recycled content ½" wallboard.
- Recycled content carpet underlay.
- MDF casing and baseboards.

Third Party Verified

- Independent 3rd party energy efficiency testing and certification provides homeowners with peace of mind that they have a comfortable and energy efficient new home.

Avalon's Commitment

- Legal fees and disbursements included when using Avalon's provided Lawyer.
- Comprehensive warranty through the Alberta New Home Warranty Program.
- 3rd party inspections throughout construction provides peace of mind.
- Insulation install integrity is also inspected to provide energy use modeling and performance test for final home performance.

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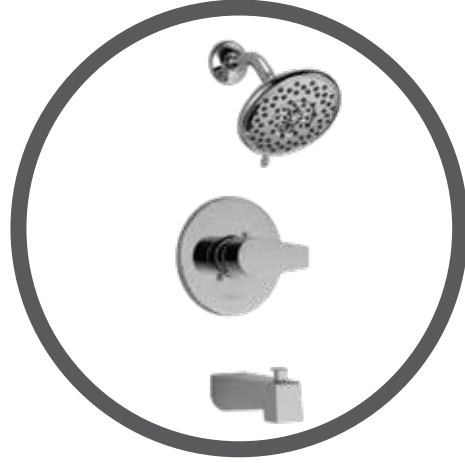
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Standard Fixtures

TSEA Plus 105674



Peerless Xander PTT14419



Caprice Pedestal

4313DMX | 43DMX | 83DMX | 4344DMX-EN

Peerless P7919LF



Peerless Xander P1519LF



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