

# specifications



## Kitchen & Bathroom

- Stylish, flat panel cabinet doors with hardware.
- Quartz kitchen and 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 aluminum soffit.

## Smart & Stylish

- Choice of designer colour palettes.
- Durable luxury vinyl plank flooring throughout the main floor and bathrooms.
- Carpet with durable 8lb underlay on stairs to upper level, upper hall, bedrooms and closets.
- Modern flat window casings and baseboards to be 3<sup>3/8</sup>" 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 fibreglass 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 pantry as per plan.
- Electric water heater.

## Superior Air Quality

- Sealed, high efficiency combustion appliances (furnace) for two-storey homes.
- HRV (Heat Recovery Ventilator) system to enhance indoor air quality and provide continuous fresh air circulation.
- 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 four professionally curated colour palettes.

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## 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 7/16" roof sheathing.
- All exterior walls constructed with 2x6 studs at 24" on centre with 3/8" sheathing.

## 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 (two-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.

## 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 1/2" wallboard.
- Recycled content carpet underlay.
- MDF casing and baseboards.

## Water Conservation

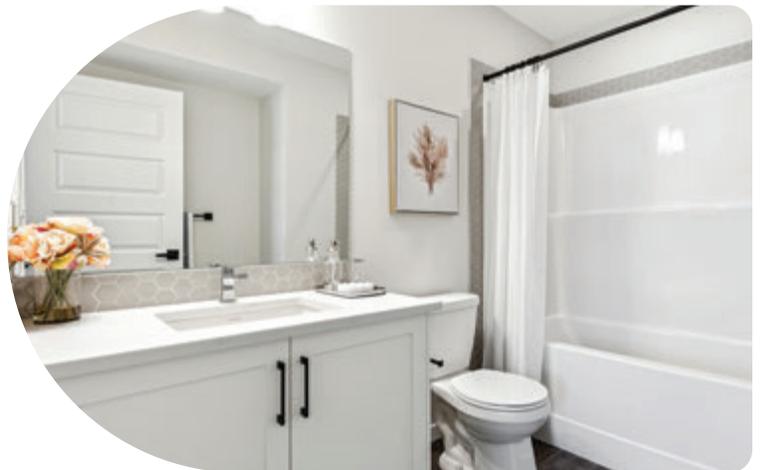
- Mansfield low-flush toilets.
- Low-flow faucets and showerheads.
- Plumbing fixtures that meet or exceed LEED low-flow standards.

## Third Party Verified

- Independent third 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.
- Third party inspections throughout construction provides peace of mind.
- Insulation install integrity is also inspected to provide energy use modelling and performance test for final home performance.



## 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 and workmanship.
- 2 year warranty on delivery and distribution systems.
- 5 year warranty on building envelope.
- 10 Year warranty on structure.