

specifications



Kitchen & Bathroom

- Stylish, shaker 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 as per plan.
- Broom finished poured concrete front walk, full width of front step.
- Pre-finished aluminum soffit.

Smart & Stylish

- 8' or 9' main floor ceilings as per plan.
- 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^{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 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.
- Electric water heater.

Superior Air Quality

- Fresh Air System (HRV), you can think of this system as the lungs of the home, and its job is to continuously remove stale, humid air and replace it with fresh, filtered air from outside resulting in improved air quality.
- 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.
- Vinyl double-pane, low-e coated windows.



Quartz Countertops

- Your new home will boast stylish quartz countertops in the kitchen and all bathrooms.
- Choose from three designer 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.
- 96% energy-efficient natural gas furnace with two-storey City homes.
- Electric baseboard heaters with thermostat in lower level flats
- Programmable Energy Star® rated thermostat with dual set back and ventilation system with maintenance reminder (two-storey homes).
- R50 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

- Contract 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.