

# ZEN Mahogany Specifications



**ZEN**  
MAHOGANY

*avalon* | **4**

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





# Net Zero Investment Options

With tailored modifications, homebuyers interested in a sustainable lifestyle will also enjoy the Net Zero advantages in one of our highly sought-after ZEN level-living flats, built to a **Net Zero Ready** specification as a standard. Achieving full Net Zero is possible with our lower

level flats with the addition of solar panels\* on the roof, your utility bills will fall to an all-time low and stay low all year round, and you'll live in a healthier, more durable, and more comfortable home.

## LOWER UNITS

CHBA Net Zero Ready Labelled

CHBA Net Zero Labelled

	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	✓	✓
Double-Coated Triple Pane Windows	✓	✓
Fresh Air System (HRV)	✓	✓
Third party performance test for air tightness and energy efficiency	✓	✓
Electric Baseboard Heaters	✓	✓
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

- 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 combustion appliances (furnace) for city homes.
- Active heat recovery ventilator enhances indoor 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.
- 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 modelling and performance test for final home performance.

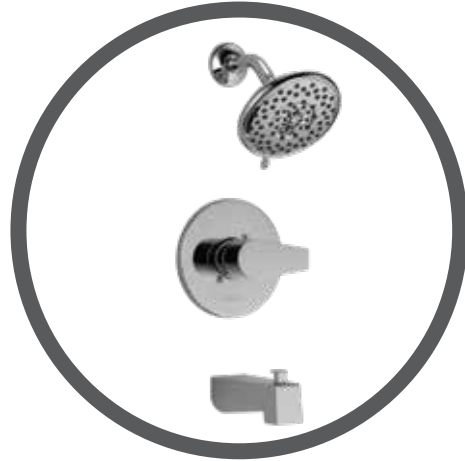
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# Standard Fixtures

TSEA Plus 105674



Peerless Xander PTT14419



Caprice Pedestal

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

Peerless P7919LF



Peerless Xander P1519LF



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Blanco Horizon U2 401022





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