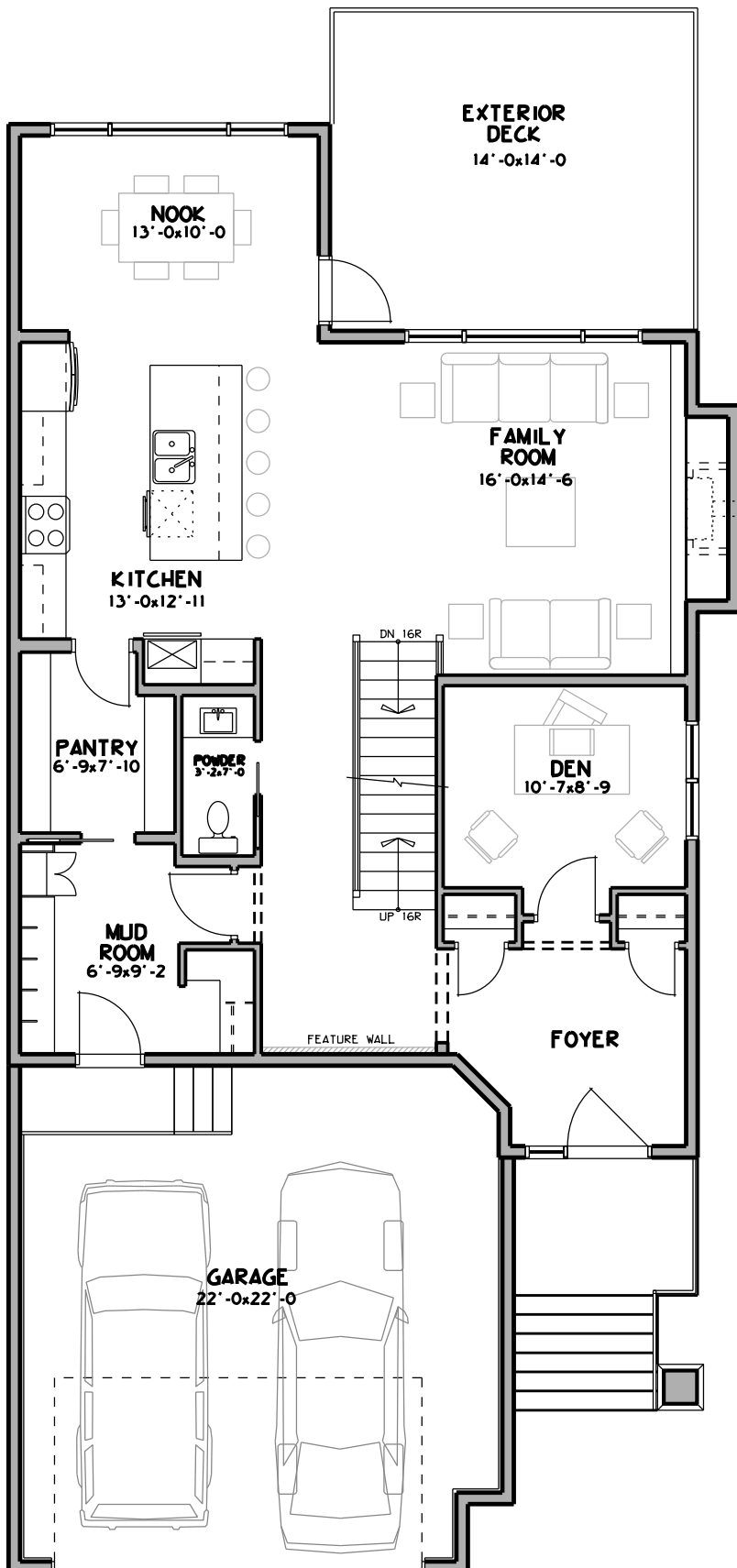




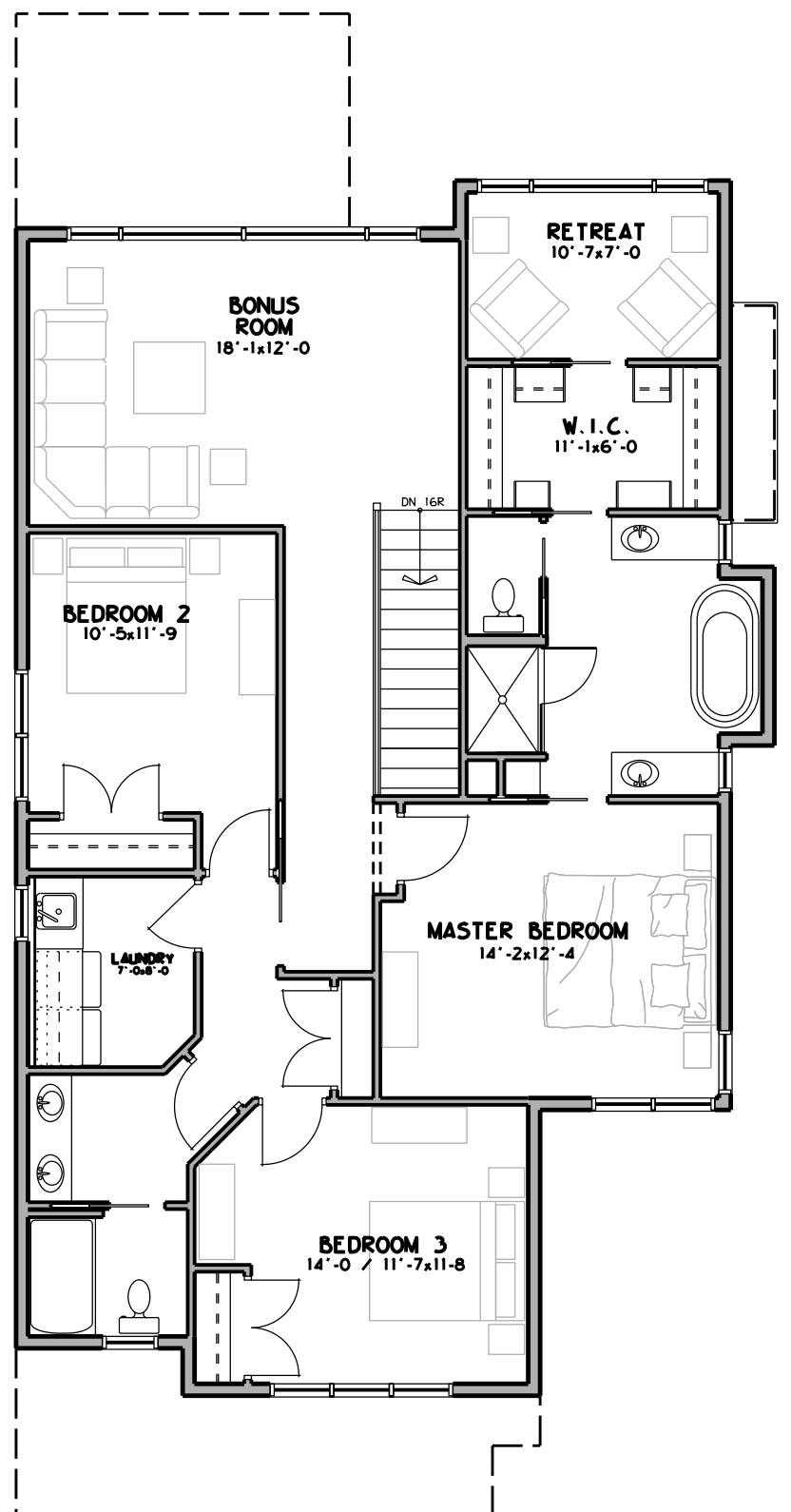
www.castellanohomes.com
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BRAEMAR III



Main Floor

MAIN = 1139 SQ.FT.



Upper Floor

1396 SQ.FT.

TOTAL = 2535 SQ.FT.

STANDARD SPECIFICATIONS*

NO UPGRADES REQUIRED!

Structure:

- ⌚ 9-foot height main & basement ceilings
- ⌚ Extra rigid floor system (I10 floor joist)
- ⌚ No Sag 1.8 beams over garage car door
- ⌚ No Sag 1.8 beams over doors & windows

Insulation (saves you money):

- ⌚ R-50 attic
- ⌚ R-22 main and second floor
- ⌚ R-20 basement walls
- ⌚ Expanding spray foam; all cantilevers & rimmer joists

Windows:

- ⌚ ENERGY STAR® certified; designed to reduce energy costs by up to 16%

Front Door:

- ⌚ Energy Efficiency woodgrain FiberStain® front door

Garage Car Door:

- ⌚ Energy Efficiency custom designed steel door

Heating:

- ⌚ High Efficiency furnace TRANE XB 90
- ⌚ Programmable thermostat
- ⌚ Heat recovery ventilator; saves energy & provides fresh air

Plumbing:

- ⌚ Rubi by Soligo lifetime warranty cartridge faucets
- ⌚ Rubi by Soligo tub fillers
- ⌚ Rubi by Soligo fiberglass tubs
- ⌚ Rubi by Soligo 5-piece shower kit ensuite
- ⌚ Rubi by Soligo undermount sinks
- ⌚ Rubi by Soligo Kana dual flush toilets
- ⌚ High Efficiency Bradford hot water tank

Electrical:

- ⌚ Decora plugs & switches; *You choose where they are placed*
- ⌚ Stylish pot lights
- ⌚ Generous lighting allowance; *You choose your own lights & placement*

Home Automation:

- ⌚ Cable & telephone outlets in family, bonus & bedrooms
- ⌚ Telephone jacks in family, bonus & bedrooms
- ⌚ Category 5e in family, bonus & bedrooms
- ⌚ Security rough in; exterior doors, motion sensors, keypads
- ⌚ Rough in conduit to attic for future Solar energy expansion
- ⌚ Free consultation with our home automation advisor

Kitchen Cabinets:

- ⌚ Flat panel 2-1/4 shaker cabinet doors
- ⌚ Paint grade or maple stained (various colors available)
- ⌚ Soft closing doors & drawer boxes
- ⌚ Variety of handles to select from
- ⌚ Flat soffit to ceiling with 4" flat cornice molding (kitchen)
- ⌚ Photo Maple cabinet interior
- ⌚ Finished toe kicks throughout
- ⌚ 42" high uppers
- ⌚ 24" deep cabinet above the fridge
- ⌚ 12 3/4" deep upper cabinets
- ⌚ 1 3/4" exposed light valance (kitchen only)
- ⌚ 2 sets of pot & pan drawers

Kitchen Appliances:

- ⌚ Generous appliance allowance; *You choose your own appliances*

Countertops (NO IMITATIONS ALLOWED):

- ⌚ Authentic Caesar Stone® quartz 1-1/4" counter tops in kitchen, laundry & all bathrooms; *You choose your colour*

Paint:

- ⌚ 3 coats of Benjamin Moore® high quality washable paint

Wall Tile (NO IMITATIONS ALLOWED):

- ⌚ Julian porcelain tiles in Kitchen, powder room, laundry & all bathrooms; *You choose your style & colours*

Floor Tile (NO IMITATIONS ALLOWED):

- ⌚ Julian porcelain tiles in powder room, laundry, mud room & all bathrooms; *You choose your style & colours*

Flooring:

- ⌚ Wide plank engineered hardwood on the main floor; *You choose your style & colours*
- ⌚ Plush carpet
- ⌚ Dense moisture resistant under pad

Fit & Finish:

- ⌚ 3-1/2" door & window casings throughout
- ⌚ 5-1/2" baseboards throughout
- ⌚ 8'-0" doors (in common areas with 9' ceilings)
- ⌚ Custom designed & lacquered mud room lockers, pantry, & ensuite closet with 4 sweater shelves & 4 drawers
- ⌚ Custom stained & lacquered interior railings with iron spindles; *You choose your styles*
- ⌚ 10mm thick tempered glass shower surround-ensuite

- HOME IS IN THE DESIGN - MIX AND MATCH YOUR FINISHING ITEMS



EVERYTHING you think you know about building a new home... **LET'S RETHINK IT.**

*All items can be substituted by the builder, depending on availability, architectural controls and/or as required by the Alberta Building code.