

STANDARD IN YOUR HOME

QUALITY CONSTRUCTION

- ▶ Architecturally selected and coordinated elevations of brick or stone, premium siding and shingles to create distinctive and authentic architectural style.
- ▶ Fully engineered floor and truss system.
- ▶ Airy 9' main floor ceiling height.
- ▶ 8' basement ceiling (top of footing to underside of floor joist).
- ▶ Asphalt base roof shingles as per architecturally designed palettes complete (manufacturers limited lifetime warranty).
- ▶ 23/32" OSB tongue and groove sub floor glued and screwed.
- ▶ 2" x 6" exterior wall, studs @ 24" on centre with 3/8" OSB wall sheathing.
- ▶ Maintenance free aluminum soffit, fascia, eavestrough and downspouts in an architecturally selected colour palette.
- ▶ Half height glass profile rear door, or sliding patio doors, as per plan.
- ▶ Maintenance free white vinyl windows. All operating windows have screens.
- ▶ 2 Vinyl slider basement windows. Window wells when required due to grades.
- ▶ Ultra durable fiberglass insulated front door as per architecturally selected colour palette.
- ▶ Foundation treated with a Dimpled Membrane wrap.
- ▶ Two (2) exterior lawn service taps, as per plan.

COMFORT AND PERFORMANCE

- ✔ All exterior wall insulation is formaldehyde free.
- ✔ R50 attic ceiling cellulose insulation and R-22 wall batt insulation.
- ▶ Full height R-22 insulation on exterior basement frost wall.
- ▶ Window and exterior door openings receive low expansion spray foam seal.
- ✔ All windows Low E Argon gas filled.
- ✔ Forced air 96% efficiency natural gas furnace with evaporative and HRV humidifier.
- ▶ Professionally cleaned ductwork.
- ✔ 50 gallon gas hot water tank.
- ✔ Energy-efficient water saving showerheads, faucets and toilet tanks.

INTERIOR FINISHES

- ▶ Ceiling spray textured with knockdown finish and square corner bead.
- ▶ Choice of laminate flooring in locations (as per plan).
- ▶ Floor tile (as per plan). Choose from designer selected floor tile in selected areas throughout (as per plan).
- ▶ Carpet with 8 lb. underlay (as per plan).
- ▶ 4" MDF paint grade white baseboards and 3" MDF paint grade casing on all interior windows and doors.
- ▶ Smooth finished MDF profiled interior doors.
- ▶ Passage doors at pantry (panel).
- ▶ Satin Chrome lever interior door hardware with a lifetime mechanical and finish warranty.
- ✔ Quality primer and 2 finished coats of quality paint on all interior walls.
- ▶ 12" deep free slide wire shelving in clothes closets. 12" tighmesh in linen closets.
- ▶ 35" fireplace with floating mantle finished in white lacquered MDF (see plan for details).
- ▶ Designer selected lighting package.
- ▶ White decora switches and receptacles throughout.

GOURMET KITCHEN FEATURES

- ▶ Kitchen cabinets in choice of 2 profiles. Upper cabinets are a generous 42" high with 3 adjustable interior shelves and crown moulding.
- ▶ Choice of quality 1-1/4" thick self edge granite/quartz counter tops.
- ▶ Designer-selected backsplash tile.
- ✔ Double stainless steel undermount sink with pull out faucet.
- ▶ Designer selected 5 piece stainless steel appliance package (fridge with water line, stove, chimney hood fan, dishwasher, built-in microwave).
- ▶ Pantry comes with 4 - 16" deep tight mesh wire shelves (as per plan).
- ✔ (Minimum 4 pot lights) Pot lights as per plan in kitchen.

BATH AND LAUNDRY

- ▶ Spa inspired master ensuite includes tile shower with acrylic base, framed 5mm glass door, vanity with laminate countertops and edge, white porcelain top mount sinks.
- ▶ Chrome bathroom accessories.
- ▶ Designer curated tile backsplash.
- ▶ Chrome faucets with pop-up drains in all bathrooms.
- ▶ Perfect powder rooms with stylish pedestal sink. A rectangular mirror perfectly reflects the light.
- ▶ Full width mirrors over bathroom vanities with decorative lights above.
- ▶ Shut off valves on all faucets and toilets.
- ▶ Tile detail to the ceiling above acrylic tub surround in main bathroom.

SAFE, SOUND AND SMART

- ▶ 100 amp electrical service, circuit breaker panel and copper wiring throughout.
- ▶ Exterior weatherproof receptacles: one (1) at front door entrance and one (1) at rear door entrance.
- ▶ Hard-wired smoke detectors in every bedroom. Smoke/carbon monoxide detectors on every floor.
- ▶ Programmable thermostat.
- ▶ 4 cable outlets, 4 phone outlets as per plan. Quick pass conduit outlet at fireplace.
- ▶ Two wall mounted duplex outlets in the garage.
- ▶ All bathrooms equipped with GFCI protected wall outlets.
- ▶ Outlet for exterior lights on a separate circuit and switch.
- ▶ Wifi compatible belt-driven garage door opener, complete with 2 remotes and keyless entry.

ROUGH-INS FOR FUTURE

- ▶ Garburator outlet for future connection.
- ▶ Deck nailer provided for future deck installation.
- ▶ Washer and dryer connections ready for use.

PEACE OF MIND

- ▶ Genesis Builders Group is a SAM Award Winning Builder.
- ▶ Certified Moisture Control Technicians on staff.
- ▶ Canadian Home Builders Association, Calgary Region, Member.
- ✔ Construction material recycling program.
- ▶ Home Warranty insured by Alberta New Home Warranty Program.
- ▶ Warranty enrollment fee is included in the price of your home.
- ▶ Designer Collections are professionally curated to mix and match your style your way with confidence.
- ▶ Customer service professionals on staff.

