

TRUE-LINE

DESIGNER - BUILDER

16 VAN VELLE



SHOW HOME

- 1212 square foot bi-level
- 2 bedrooms/2 bathrooms
- 1032 square foot basement development
- 2 bedrooms/1 bathroom
- 22' x 24' attached garage
- Features on reverse



2014 WINNER

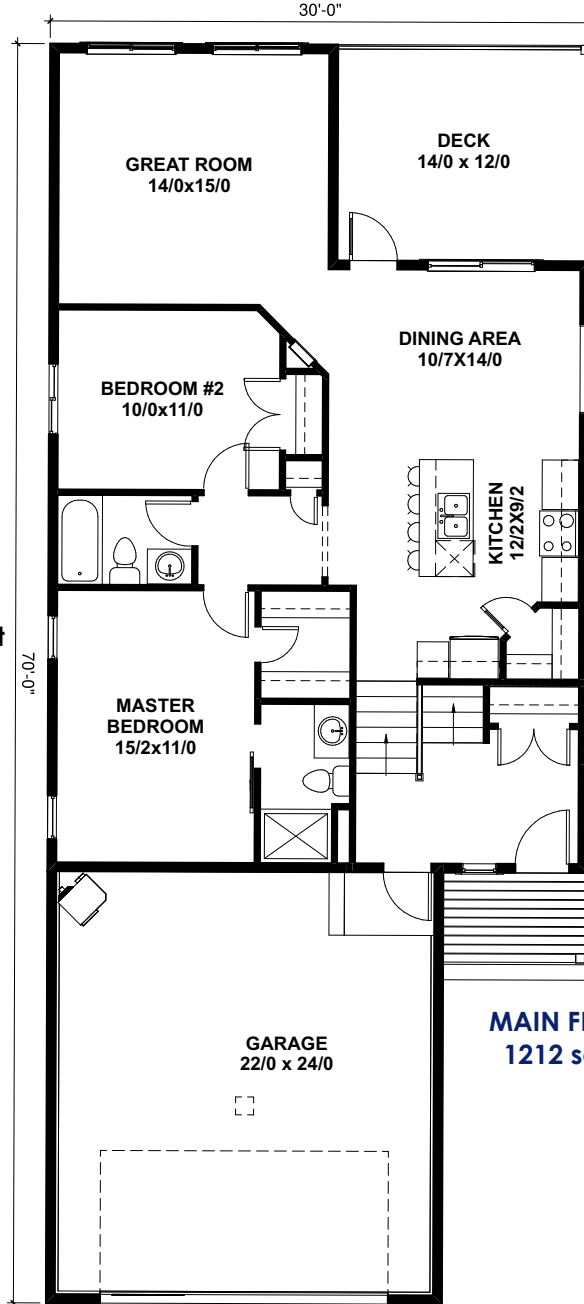
Builder of the Year
& (Large Volume)
Renovator of the Year

TrueLineHomes.com

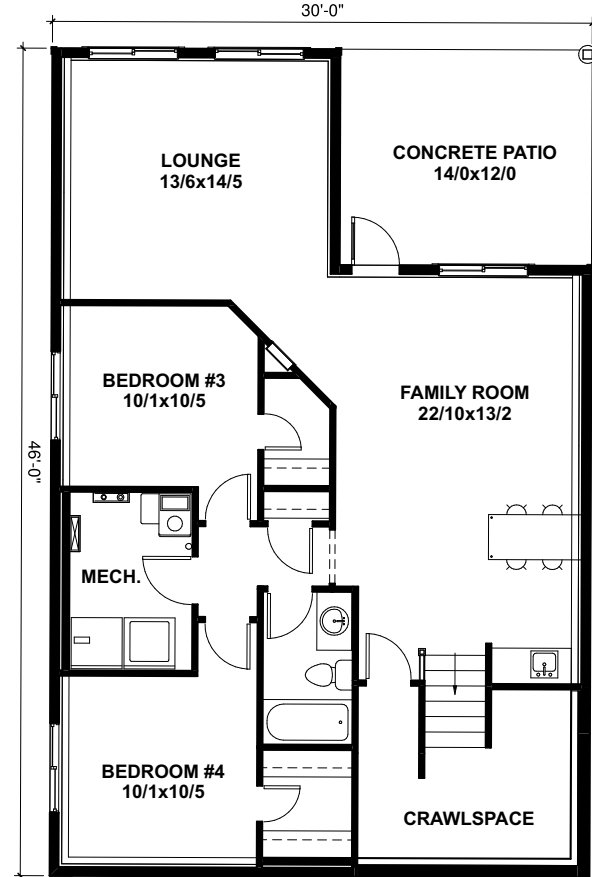
403.341.5933

Sylvan Lake

16 VAN VELLE CLOSE.



MAIN FLOOR
1212 sq. ft.



BASEMENT DEVELOPMENT
Apprx. 1032 sq. ft.

**Under Construction
For Sale**

Own today for
\$499,761*

Ask someone who has built with us before and you will hear why we are a True-/y Different Builder!



TRUE-LINE STANDARD FEATURES ...

- 11 interior door styles to select from
- 5 finishes for door knobs or levers to select from
- Multiple styles of bathroom hardware to select from
- 1 main & 1 accent colour of high quality paint
- Oak or MDF base & case
- Melamine or wire shelves to closets
- Full height tiled kitchen backsplash
- Waterline to fridge
- Drip-free bathroom fans
- Roughed in vacuum system
- TV & phone outlets in all bedrooms & living areas
- Christmas light plugs in soffit with switch in front closet
- 8'4" foundation walls
- 6 mil poly under basement slab
- 16" on centre silent floor system
- Premium sub flooring; glued & nailed
- Poured concrete driveway & sidewalks
- Rock accents on exterior
- Limited lifetime architectural shingle
- High-efficient furnace
- High-efficient water tank
- Tyvec Home Wrap System
- R12 insulation in the basement frost walls
- Insulated rim board R14

CHOICE FEATURES IN THIS HOME ...

- Developed basement with 2 bedrooms, 1 bathroom, custom wet bar, family room and lounge area
- Upgraded cabinets, flooring, woodwork and lighting package
- 9' walls on main level
- Walk-Out basement
- Quartz countertops in kitchen
- Undermount sink in kitchen with pull-out faucet
- Stainless Steel Appliance package
- Large vanity, dual sinks, 5' shower in ensuite
- Roughed-in underslab heat in basement
- Rear Deck, 14'x12' dura deck with aluminum railing, soffit under
- Gas line to deck
- R.I. sound and security system
- SunStop argon filled windows
- Tankless hot water system
- 22'x 24' attached garage with sump
- Rough-in for garage heater
- Exterior accents

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Purchase this home today : \$499,761*
(including lot & GST)