

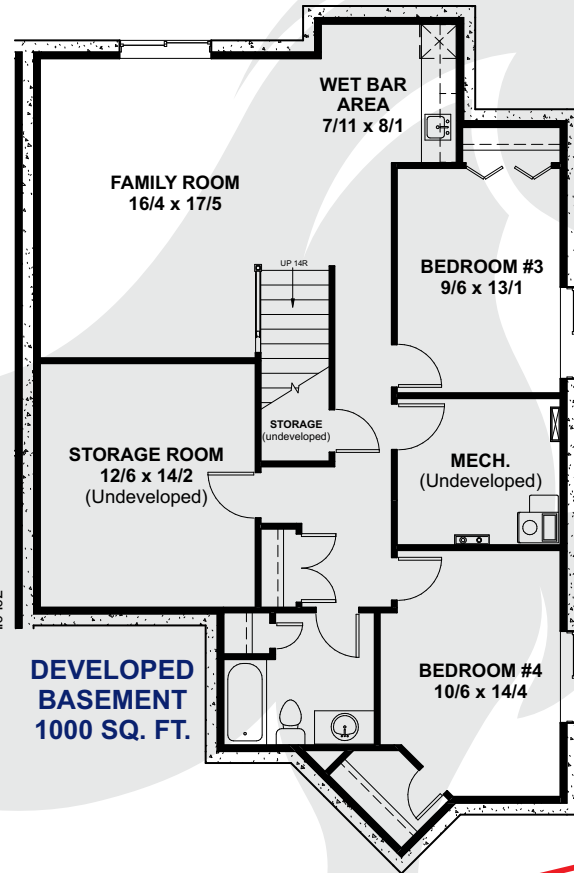
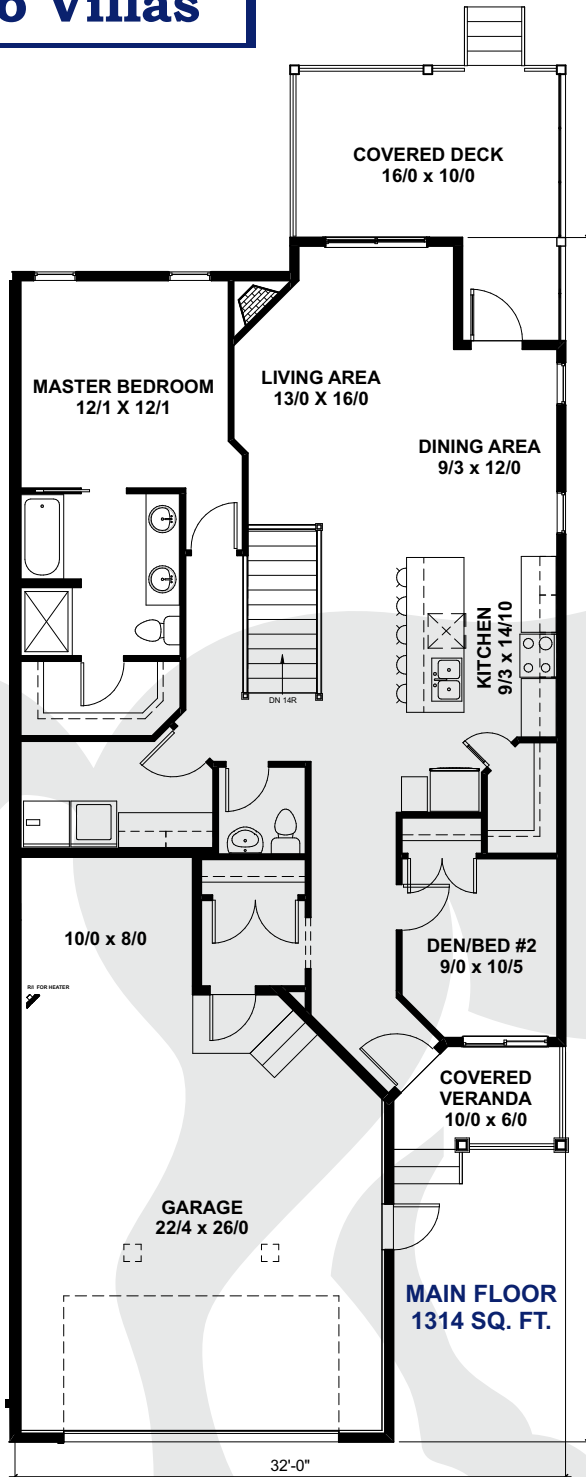
**Laredo Villas**

**TRUE-LINE**  
DESIGNER - BUILDER

A True-ly Different Builder

Red Deer Adult Community

# 31 Little Close



**FOR SALE**

*Executive features on reverse...*

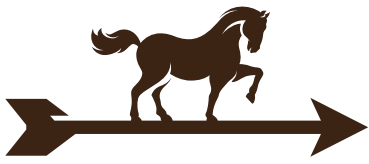


**Builder of the Year**  
&  
**Renovator of the Year**  
(Large Volume)



\*Artist rendering and not exact.

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



**Laredo Villas**

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## Red Deer Adult Community **31 Little Close**

### Higher Construction Features:

- Custom cabinets as per an allowance
- 1 main & 1 accent color of high quality paint
- Full height tiled kitchen backsplash
- Waterline to fridge
- Drip-free bathroom fans
- Shut off valves on all sinks, toilets & exterior taps
- Roughed in vacuum system with vac pan in kitchen
- 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
- 3/4" gold sub flooring; glued & nailed
- 7/16" OSB roof sheeting
- Rock accents on exterior
- Fibreglass shingles
- Fibreglass front door
- Augusta front door hardware
- Weather mate house wrap
- Red seal taped windows & foam insulated edges
- Upgraded insulation
  - R-22.5 in walls
  - R-50 in attic
- Garage door opener with two remotes

**FOR SALE**

### Interior Features:

- 1000 sq. ft. developed basement
- 9' walls on main level
- Hardwood & tile flooring
- Granite countertops
- Upgraded finishing & railings
- Upgraded cabinets, plumbing & lighting
- Appliance allowance
- Gas fireplace
- Roughed-in basement slab heat
- Humidifier
- Metal spindle railing
- Security rough-in
- Rough-in for garage heater
- Sumps in garage
- Energy efficient features:
  - SunStop windows
  - Tankless hot water system
  - Upgraded insulation
  - 2-stage high-efficient furnace

### Exterior Features:

- Located in quiet close
- Gas BBQ hookup on rear deck
- Complete landscaping package
- Underground sprinkler system
- Exposed aggregate driveway and sidewalk
- Maintenance-free exteriors:
  - Composite decking with metal railing & privacy glass on one side
  - Concrete veranda steps
  - Fencing & siding
  - Accent features
- Lawn and snow care provided with monthly fee



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

**Purchase 31 Little Close: \$609,487\***  
(Includes GST & Lot)

\*Actual floor plan may vary, price & features are subject to change without notice. As per building cost on May 12, 2016

403.341.5933



TrueLineHomes.com