

TRUE-LINE

DESIGNER - BUILDER



SECONDARY SUITE

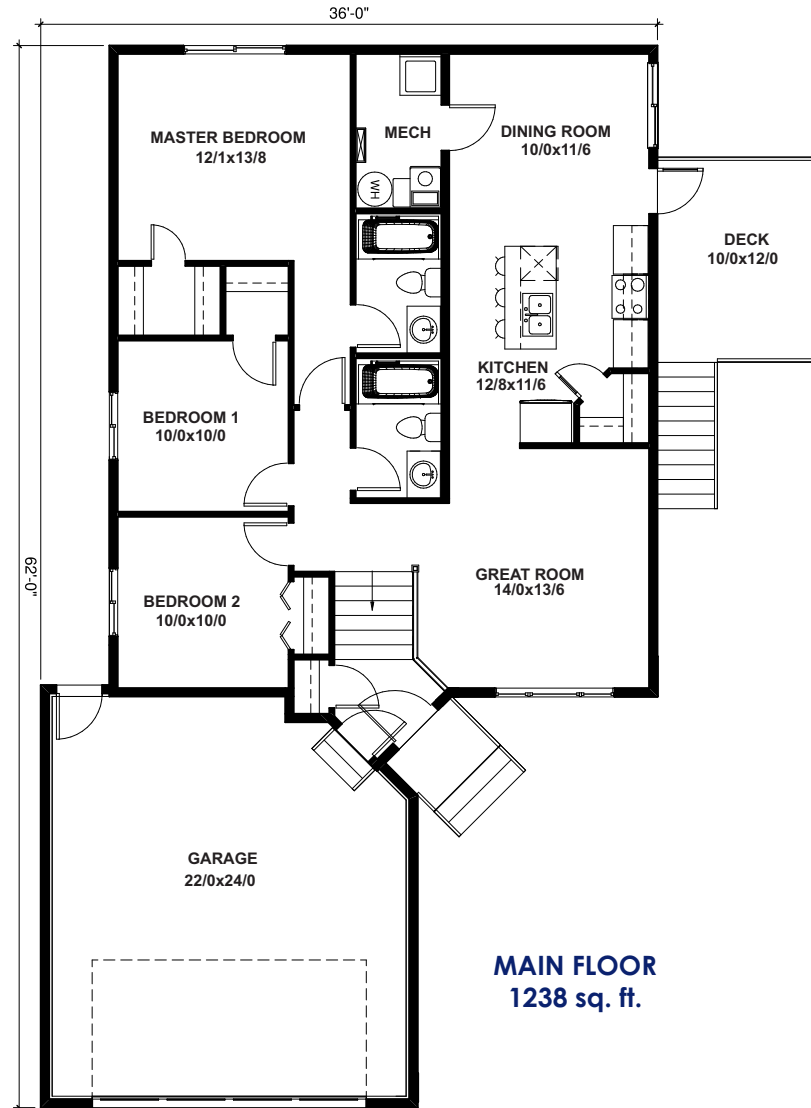
- Legal bi-level secondary suite
- 1238 square foot main level with 3 bedrooms/2 bathrooms
- 1059 square foot basement with 2 bedrooms/1 bathroom/full kitchen
- 22' x 24' attached garage with sumps
- *Features on the reverse*



2014 WINNER

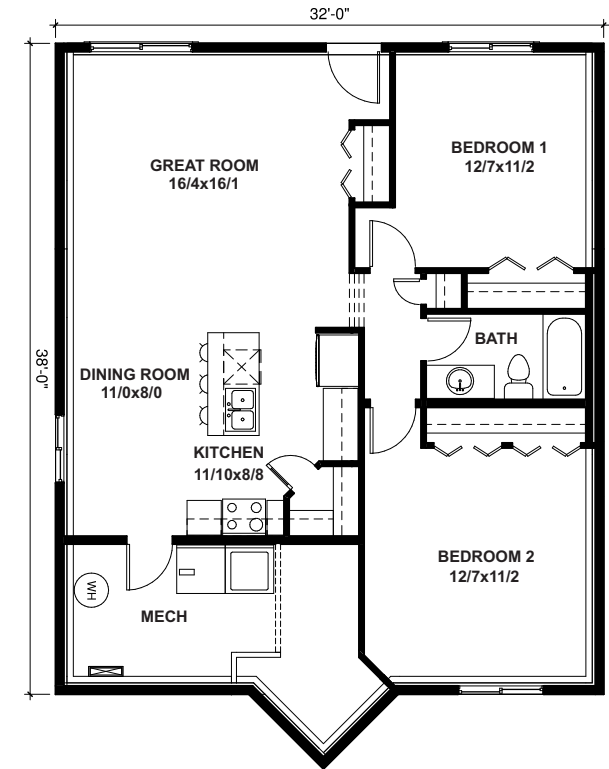
Builder of the Year
& (Large Volume)
Renovator of the Year

TrueLineHomes.com
403.341.5933



RED DEER

9 LUTZ COURT



**Under Construction
For Sale**

Own today for
\$622,056*

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

TRUE-LINE ESSENTIALS ...

- Generous allowance for cabinets, flooring, lighting & wall tile
- 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 color 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
- 9'4" 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
- IKO fibreglass shingles
- High-efficient furnace
- Tyvec Home Wrap System
- R12 insulation in the basement frost walls
- Insulated rim board R14

CHOICE FEATURES IN THIS HOME ...

- Legal secondary suite
- 1238 square feet on main level with 3 bedrooms and 2 bathrooms
- 1059 square foot full basement suite with 2 bedrooms, bathroom, full kitchen, laundry area and separate entrance
- Appliance allowance for both levels
- Under slab heat in basement
- 8' walls on main level
- 9' walls in basement
- High-efficient SunStop windows
- High-efficient furnace
- High-efficient 40 gallon hot water tank main
- High-efficient tankless hot water system basement
- Heat recovery ventilation system (HRV)
- 10' x 12' side deck with DuraDeck and aluminum railing
- storage under side deck
- Gas line to side deck
- 10' x 12' covered concrete rear patio
- Sound and fire prevention
- Rear gravel parking area
- 22' x 24' double car garage with 16' x 8' door
- Garage sumps
- Rough-in for garage heater
- Exterior accent features

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Purchase this home today: **\$622,056***
(including lot & GST)