

TRUE-LINE

DESIGNER - BUILDER

16 VAN VELLER



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



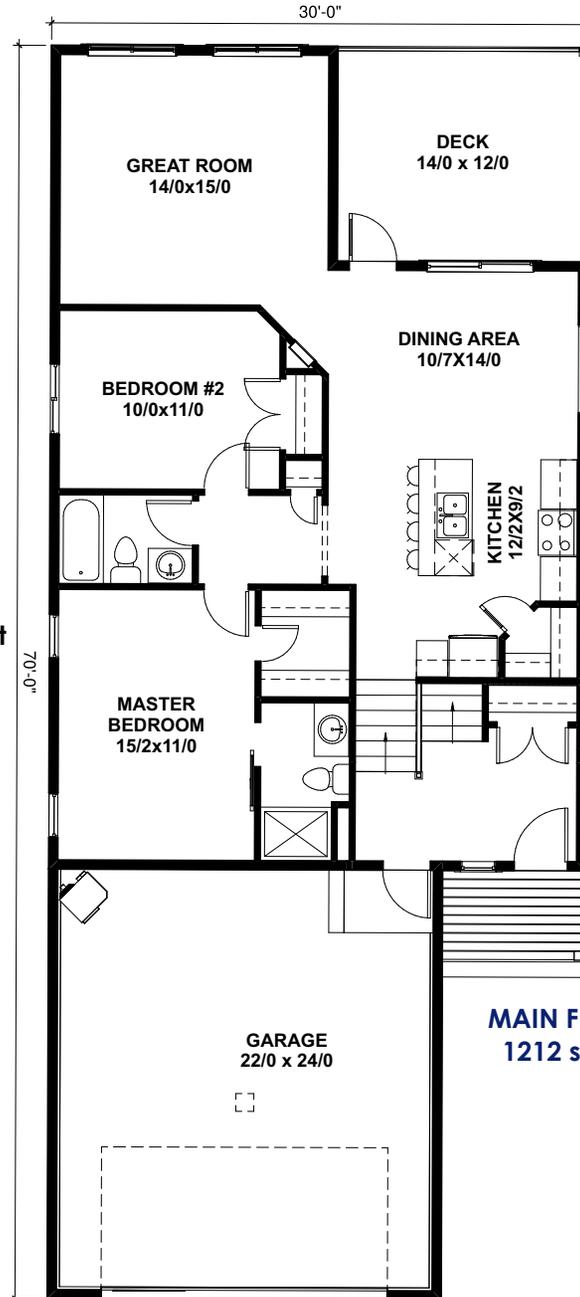
2014 WINNER

Builder of the Year
(Large Volume)
&

Renovator of the Year

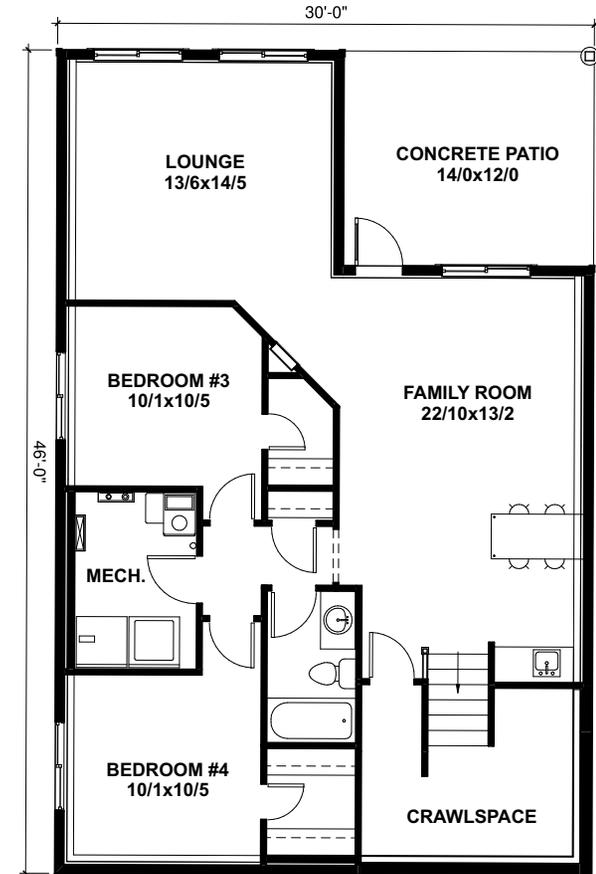
TrueLineHomes.com

403.341.5933



Sylvan Lake

16 VAN VELLER WAY.



FOR SALE

See Back For Details

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, W/vault
- Walk-Out basement
- Quartz countertops in kitchen
- Undermount sink in kitchen with pull-out faucet
- Stainless Steel Appliance package
- 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
- Composite front step w/ pergola

FOR SALE

Original Price of Home : \$534,900
 Less Promotion : - \$25,000
Purchase this house today : \$509,900*
 (including lot & GST)

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The Alberta New Home Warranty Program

