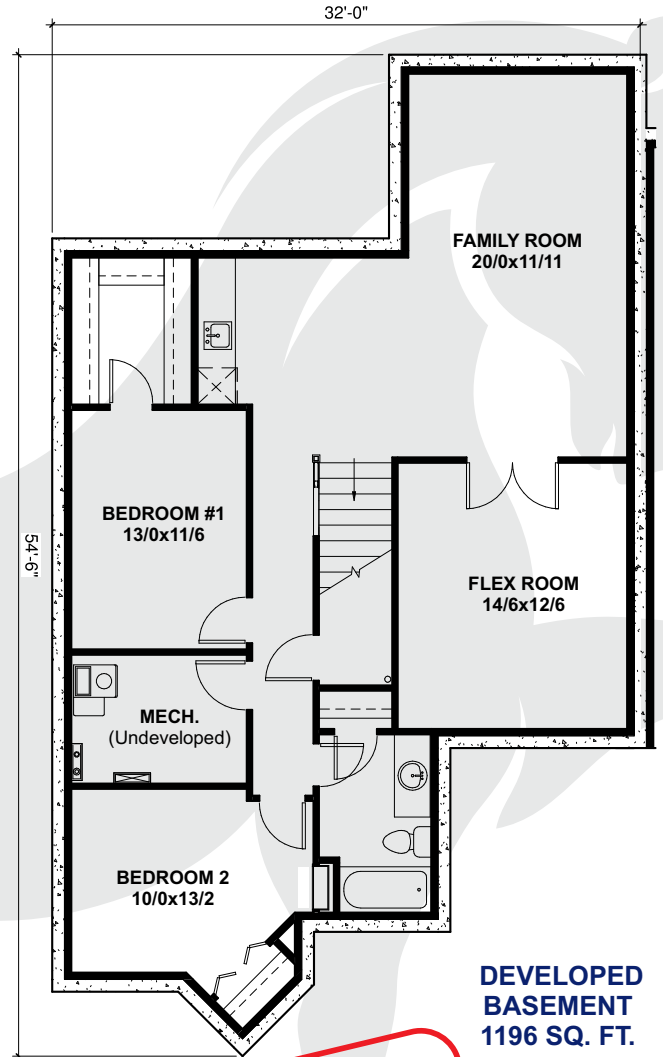
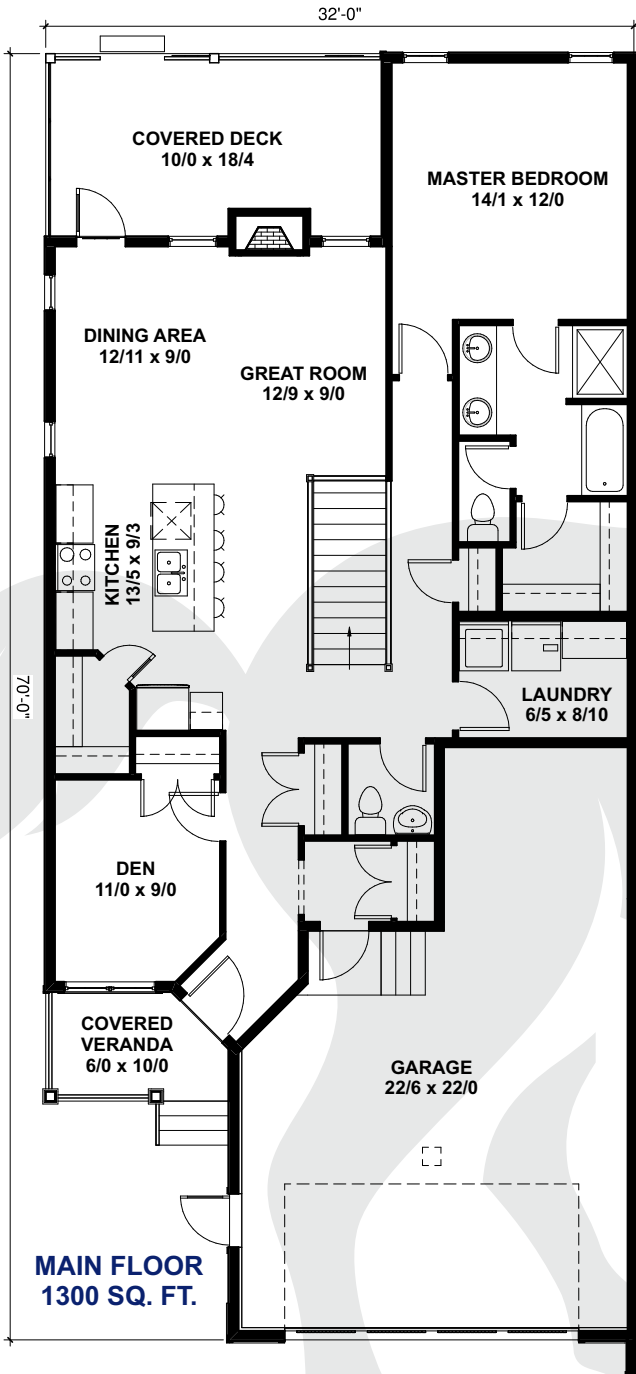


**Laredo Villas**

**TRUE-LINE**  
DESIGNER - BUILDER

A True-ly Different Builder

# Red Deer Adult Community 22 Little Close



**FOR SALE**

*Executive features on reverse...*

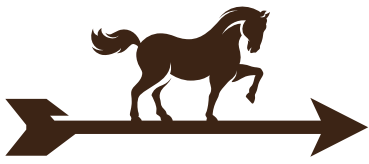


**Builder of the Year**  
& (Large Volume)  
**Renovator of the Year**



\*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.



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DESIGNER - BUILDER

A True-ly Different Builder

## Red Deer Adult Community **22 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 for radon gas barrier
- 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
- Tyvek home wrap envelope system
- Garage door opener with two remotes



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

### Interior Features:

- 9' walls on main level
- Upgraded flooring & tile
- Granite countertops
- Upgraded finishing & railings
- Upgraded cabinets, plumbing & lighting
- HRV
- Gas fireplace
- Fully finished basement w/media room
- Roughed-in slab heat in the basement
- Metal spindle railings
- Security rough-in
- Rough-in for garage heater
- Sumps in garage
- Energy efficient features:
  - SunStop windows/triple pane
  - Tankless hot water system
  - High-efficient furnace
  - Upgraded spider insulation

### 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

Original Price of Home:	<b>\$639,447</b>
Less Promotion:	<b>\$5,000</b>
<b>Purchase Today:</b>	<b>\$634,197*</b>
	(including lot & GST)

\*Actual floor plan may vary, price & features are subject to change without notice. As per building cost on January 4, 2018

403.341.5933



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