



Laredo Villas

TRUE-LINE
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

**IMMEDIATE
POSSESSION**



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:	\$639,447
Less Promotions:	-\$25,000
Purchase Today:	\$614,447
	(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



TrueLineHomes.com