

29 COLE WAY

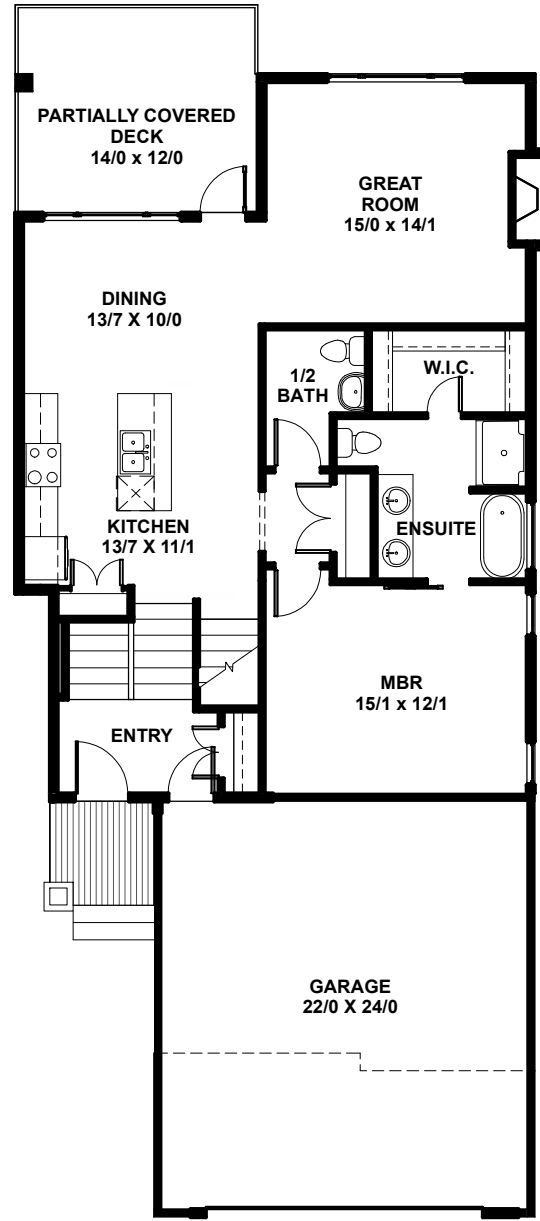


Spec Home

- 1,471 Square Foot Modified Bi-Level
- 5 Bedrooms/3 + 1/2 bathrooms
- 22' x 24' attached garage
- *Features on reverse*

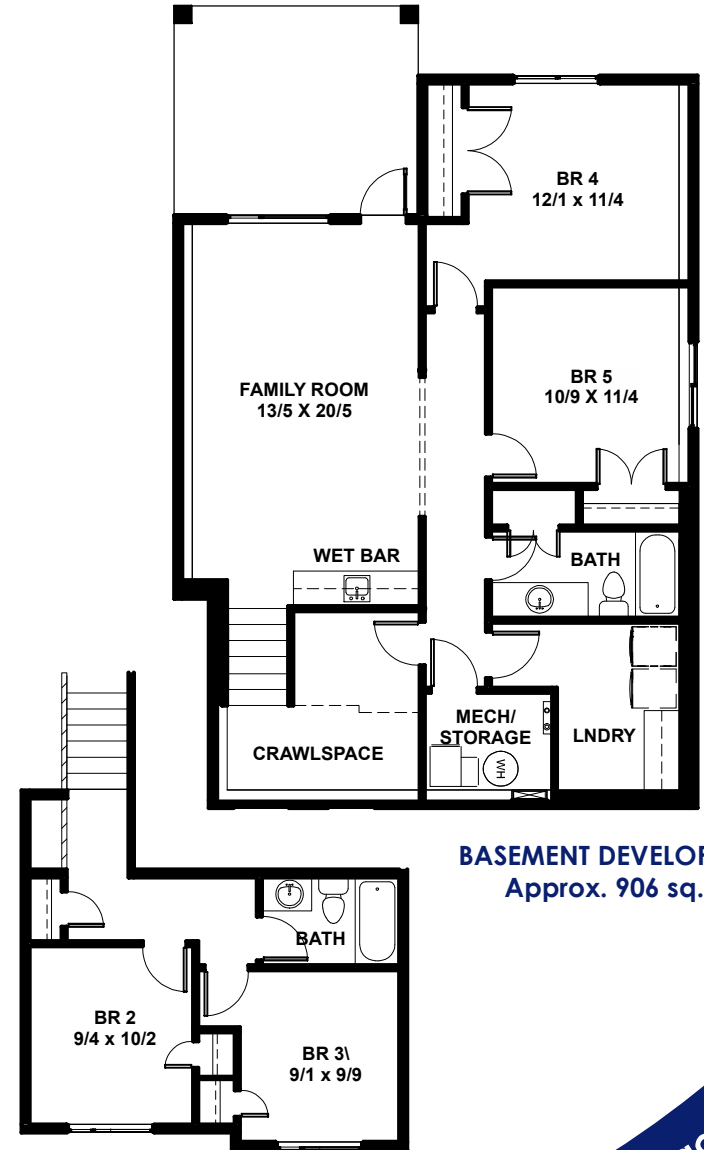
FOR SALE

TrueLineHomes.com
 403.341.5933



MAIN FLOOR
 1124 sq. ft.

SQ FT: 1471 WIDTH: 30'0" LENGTH: 66'0"



UPPER FLOOR
 347 sq. ft.

BASEMENT DEVELOPMENT
 Approx. 906 sq. ft.

*See Back For
 Details*

True-Line Homes Standard Construction Features . . .

SQ FT: 1471 WIDTH: 30'0" LENGTH: 66'0"

Exterior Features:

- Exterior finishes to developers specs & locations
- Limited Lifetime architectural shingles
- Standard Vinyl siding
- Fiberglass Front door
- Augusta Front door hardware
- Tyvek home wrap system
- 7/16" OSB roof sheathing
- Low E windows
- Garage Sump - Dry
- Garage Door opener with two remotes
- Poured concrete driveway & sidewalks on urban properties
- Basic grading away from home with onsite mat

Interior Features:

- 9' ceilings on the main floor, 8' upper floor on 2 Storey
- 8'-4" ceiling in basement
- 1 Main + 1 Accent colour of high quality paint
- 11 Interior door styles to select from
- 5 Finishes for door hardware to select from
- Multiple styles of bathroom hardware to select from
- Full height tiled kitchen backsplash
- Wire shelving in pantry and closets

Construction Features:

- Shut off valves on all sinks, toilets & exterior taps
- Drip-free bathroom fans
- Waterline to fridge
- Exterior electrical outlets in soffit with switch in front closet
- Painted MDF 3" baseboards and 2" casing
- 16" on center silent floor system
- 3/4" premium subflooring; glued and nailed
- Batt insulation R20 in walls, R40 in ceiling
- Insulated Rim Board R14
- High-efficiency Furnace & #40 High efficiency HWT

Choice Features in This Home...

- Walk-out, fully developed basement with 2 bedrooms, 1 bathroom, custom wet bar, family room and lounge area
- Upgraded cabinets, flooring, woodwork and lighting package
- \$1250 appliance allowance
- 12' ceilings in great room
- Quartz countertops in kitchen
- Tiled shower in ensuite
- Soaker tub in ensuite
- Roughed-in underslab heat in basement
- Rear Deck, 12'x14' dura deck with aluminum railing, soffit under
- Gas line to deck
- Gas fireplace in great room
- SunStop Low E argon filled windows
- Tankless hot water system
- HRV System
- Upgraded insulation R22 in walls, R50 in ceiling
- 22' x 24' attached garage with 220V
- Garage dry sump and heater rough-in
- Exterior accents

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The Alberta
New Home
Warranty
Program



**FOR
SALE**

Original Price of Home: \$654,664
Less Promotion: -\$20,000
Purchase this house today : \$634,664*
(Including Lot & GST)