





**Laredo Villas**

**TRUE-LINE**

**DESIGNER - BUILDER**

A True-ly Different Builder

Red Deer Adult Community

# 39 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 sheathing
- Rock accents on exterior
  - Fibreglass shingles
- Fibreglass front door
- Tyvek home wrap envelope system
- Garage door opener with two remotes

## 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 front veranda
  - Fencing & siding
  - Accent features
- Lawn and snow care provided for \$115/Month

## Interior Features:

- 9' walls on main level
- Tandem Garage
- Upgraded flooring & tile
- Granite countertops
- Upgraded finishing & railings
- Upgraded cabinets, plumbing & lighting
- Appliance allowance
- Roughed in gas fireplace
- Roughed in basement slab heat with rigid foam insulation
- Metal spindle railing
- Security rough-in
- Rough-in for garage heater
  - Sumps in garage
- Energy efficient features:
  - SunStop windows
- Tankless hot water system
- High-efficient furnace
- Upgraded Insulation
  - HRV system

**FOR  
SALE**



**Builder of the Year  
Renovator of the Year**

Original Price of Home:

**\$539,861.90**

Less Promotion:

**\$10,000**

**Purchase Today:**

**\$529,861.90**

(including lot and GST)

\*Actual floor plan may vary, price & features are subject to change without notice. As per building cost on October 7th 2019

403.341.5933



TrueLineHomes.com