

TRUE-LINE

DESIGNER - BUILDER

9 AZTEC STREET



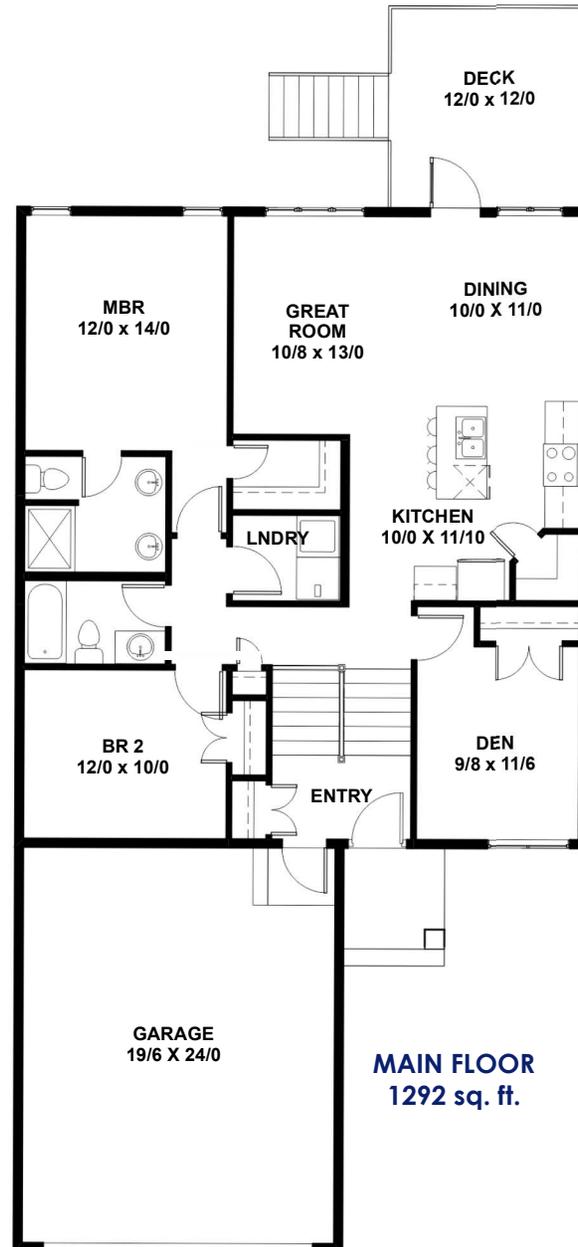
SPEC HOME

- 1,292 Square Foot Bi-Level
- 2 Bedrooms/Den/2 bathrooms
- 24' x 19'6" attached garage
- Features on reverse

**FOR
SALE**

TrueLineHomes.com

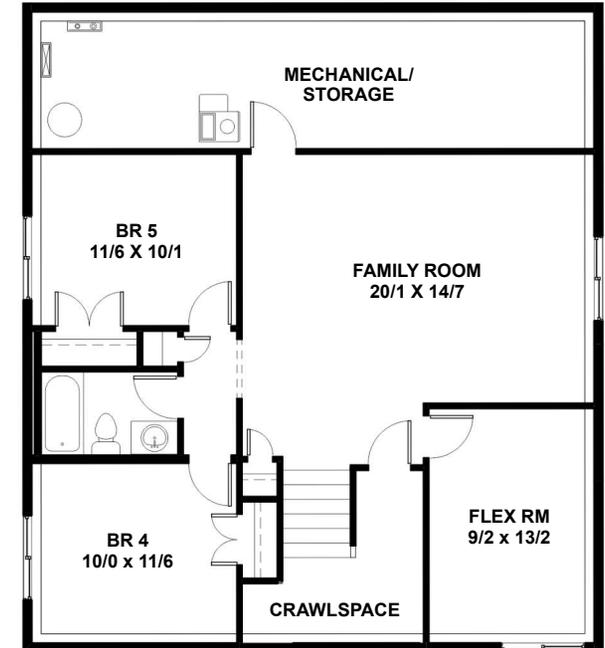
403.341.5933



Blackfalds

9 AZTEC STREET

SQ FT: 1292 WIDTH: 34'0" LENGTH: 62'0"



Develop the Basement for \$47,900 plus GST

- With this current floor plan
- Carpet throughout
- 4 piece bathroom w/ tile flooring & 5' acrylic tub with shower tub
- Floor plan can be modified to customer specs

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 Homes Standard Construction Features . . .

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

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Choice Features in This Home...

- Upgraded cabinets, flooring, woodwork and lighting package
- Quartz countertops in the kitchen
- Under-cabinet lighting & Vac pan in kitchen
- Stainless steel dishwasher and microwave
- 2 sinks in Ensuite
- Main floor Laundry Room with floor drain
- HRV system
- Upgraded insulation R22 in walls, R50 in ceiling
- Front exterior rock trim & modern garage door
- Covered Veranda, 6'x6' with Moisture Shield composite decking
- Rear Deck, 12'x12' Moisture Shield composite decking
- Gas line to deck
- Sun Stop Low E argon filled windows
- Roughed in power and gas for future overhead heater in garage
- Modern Exterior accents

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The Alberta
New Home
Warranty
Program



Original Price of Home : \$476,896
Less Promotion : - \$8,000
Purchase this house today : \$468,896*
(including lot & GST)