



STANDARD FEATURES & SPECIFICATIONS

Lakehouse 14'



| General Construction | |
|--------------------------------|--|
| Building Code | A-277 Zone 7A* |
| Snow Load | Live load 42 psf (2.01 kPa) Ground snow load 72.6 psf (3.48 kPa) |
| Insulation R Values | Floors R-40, Walls R-22 & Ceiling R-40 (min) Meets zone 8 of the 9.36 Energy Code** |
| Floor | 2"x10" floor joists @ 16" o.c. Heavy tubular steel frame w/detachable hitch |
| Decking | 19/32" T & G OSB floor decking; glued and screwed |
| Roof | 5.65/12 roof pitch; engineered roof trusses 7/16" roof sheathing Architectural asphalt shingles - limited lifetime warranty |
| Eaves | 12" sides, 18" front vented eaves |
| Siding | Maintenance free vinyl lap siding & corners |
| Fascia | Metal - white or black |
| Soffit | White vinyl |
| Porch Features (select models) | Composite Deck Boards Painted wood gable accent |
| Building Envelope | Meets 0.20 L/M2S |
| Exterior Walls | 2"x6", 24" o.c. 3/8" OSB sheathing inside & outside of wall |
| Interior Walls | 2"x4" Interior walls 6 mil Interior vapour barrier |
| Ceiling | 8' Textured (primed) gyproc cathedral ceiling |
| Windows | 1.36 U-value, dual low E argon filled PVC (meets zone 8 of the 9.36 Energy Code)* c/w vinyl sills, screens and security locks |
| Master Bedroom | 46x42v - Sliding |
| Secondary Bdrms | 30x60v - Sliding |
| Kitchen (most models) | 36x36v - Sliding |
| Bathroom | 22x36v Obscure - Sliding |
| Front Porch Models: | |
| Living Room | 46x68v transom style - Sliding x 2 |
| Dining Room | 46x68v transom style - Sliding |
| Front Bay Models: | |
| Living Room | 30x60v - Sliding x 2 & 30x60 - Picture x 2 |
| Dining Room | 46x42v - Sliding |
| Exterior Doors | 36" 9 lite Front door (porch models only) 32" Decorative insulated entry door - Rear Includes deadbolt & peephole Residential vinyl Patio Door (bay models only) Round door knob - satin nickel Pot light at all exterior entrances |

| Tasteful Interiors | |
|-----------------------|---|
| Flooring | Plush Saxony Carpet in living room, and all bedrooms Hallways: linoleum Quality linoleum flooring all other areas |
| Blinds | 2" Cellular cordless blinds (excl bathrooms) |
| Interior Doors | Pre-finished interior passage doors in Crystal White colour Bifold at Washer/Dryer location |
| Interior Door Handles | Round door knob - satin nickel Privacy locks on bathroom doors excluding ensuites. If bathroom is an ensuite, bdrm door will have privacy set. |
| Closets | Solid white shelving |
| Master Bdrm Cabinets | Nightstands & overhead cabinets w/shelf (select models) Built-In Dresser (select models) |
| Wall Finish | Decorative 1/2" vinyl on gyproc (VOG) Battens on joints |
| Moulding ¹ | Vinyl wrapped, cathedral moulding throughout Colour - décor specific |
| Windows & Doors | #3007 (2-1/4") |
| Ceiling | Vault #451 (2-5/8") |
| Baseboards | #3007 (2-1/4") |
| Electrical | Decora switches & recepts - white |
| Lighting | Ceiling mount in all bdrms & halls Decorative chandelier in dining room - chrome |

| Bright, Beautiful Kitchens | |
|----------------------------|---|
| Tile | Single row deluxe tile w/metal edging |
| Range | 30" easy clean electric - white Range hood w/light - white |
| Fridge | 19 cu.ft., 2-door, frost free - white Opening: 34"x73" |
| Sink | Double stainless steel sink Dual handle faucet - chrome |
| Pantry | Select models |
| Cabinets | Doweled, full modular cabinetry Cabinet crown moulding Five distinctive colors of cabinet doors |
| Countertop | Arborite |
| Lighting | Ceiling mount |

In a continued effort to meet the challenges of product improvements, we reserve the right to modify plans, specifications & features without notice. Room sizes & square footage measurements are approximate.

| Spacious Baths | |
|----------------|---|
| Tile | Single row deluxe tile w/metal edging |
| Fixtures | One-piece quality fiberglass tub & shower units White oval drop in sink Single flush toilet |
| Faucets | Dual handle vanity faucets Single lever faucet on tub/shower unit |
| Hardware | Curved Shower rods in all tubs Towel bar, ring & paper holder - chrome |
| Vanity | Expansive vanity mirrors 32" vanity height |
| Electrical | GFI receptacle Power bath fan(s) on separate switch |
| Lighting | Hampton light fixture |

| Utility Services | |
|--------------------|--|
| Electrical Service | 100 amp |
| Heating | High efficiency (95+AFUE) furnace with variable 2 speed blower & A/C ready split Natural gas / propane Dual Stage programmable thermostat |
| Water Heater | 33 Imp. (40 US) gallon electric 3m Insulated water lines on hot & cold |
| Washer / Dryer | Plumbed, wired & vented for washer/dryer Recessed dryer outlet Solid shelf above washer/dryer location |
| Electrical - Other | Primary exhaust fan w/dehumidistat & switch Smoke detectors w/battery backup in bdrms CO2/Smoke Detector(s) w/battery backup locations as per code Arc fault protection as required by code GFI protected receptacle for heat tape Dedicated receptacle in "Freezer Area" Exterior GFI electrical outlet (2) Blank communication outlet: living room (1), master bdrm (1) |
| Plumbing - Other | Exterior frost free water tap |

*DESIGNED TO MEET ZONE 7A IN AB

*ENERGY ZONE UPGRADES MAY BE REQUIRED BASED ON DESTINATION

**ADDITIONAL PROVINCIAL REQUIREMENTS MAY BE REQUIRED OUTSIDE OF AB

¹MOULDING SIZES IN CLOSETS / PANTRY / LINENS MAY BE DIFFERENT FROM LISTED SIZES

ALL PRICES FOB MEDICINE HAT

PRICES DO NOT INCLUDE ASSOCIATION OR WARRANTY FEES