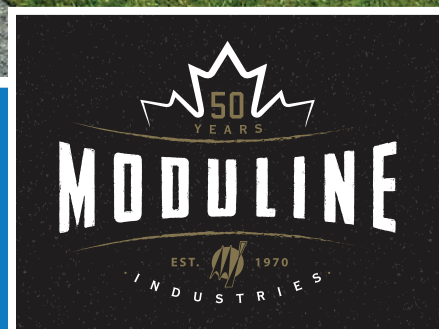




Lake House



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Lake House

14' Wide Homes

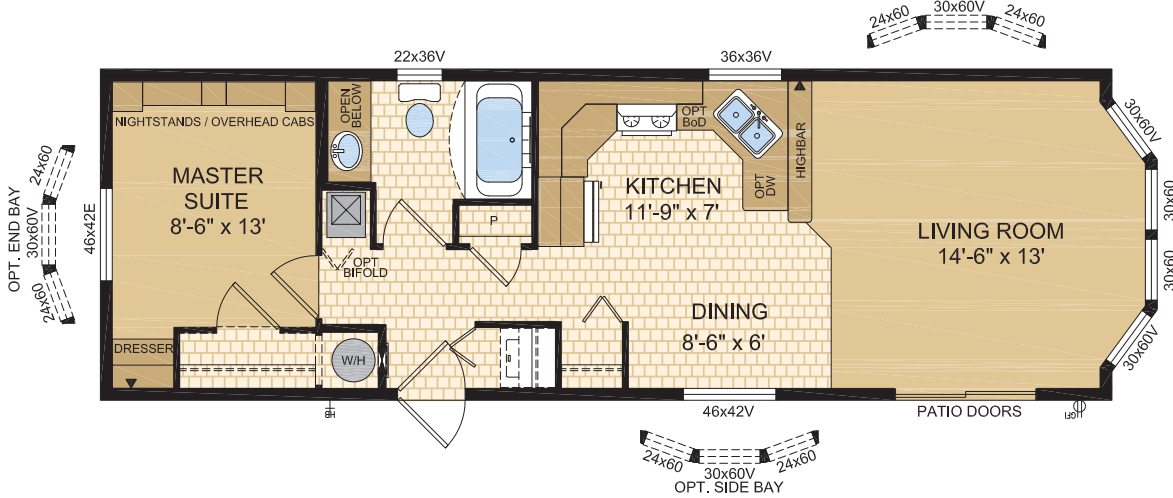
Havasu

Model 14070

14' x 44' ~ 616 sq.ft.



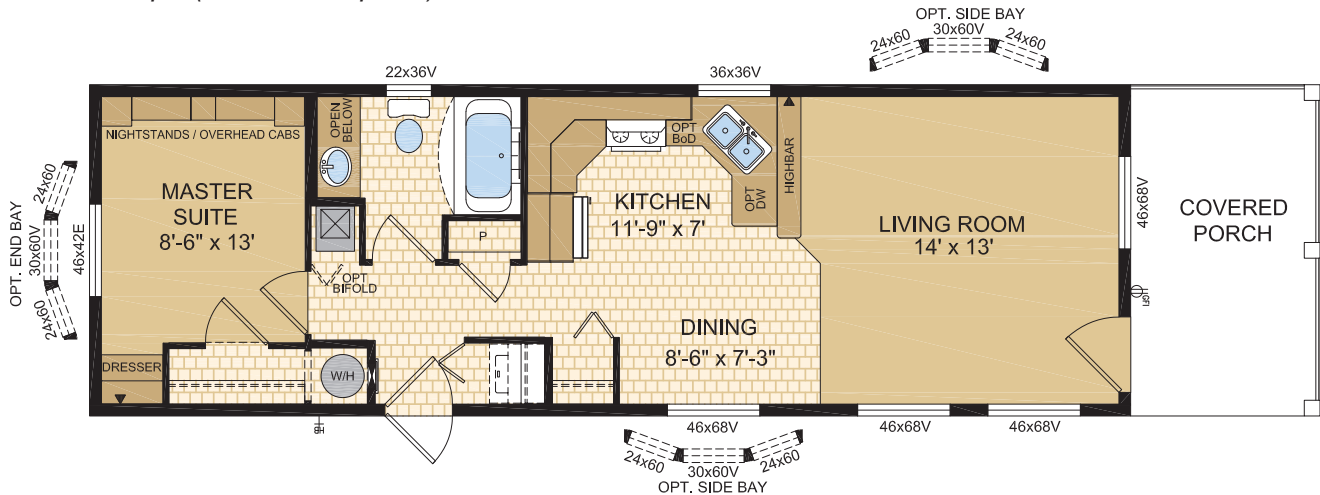
Options shown in image: 9-Lite Front Door, Painted Smartboard Corners and Window Trim, Board & Batton, Trap Windows.



Okanagan

Model 14073

14' x 52' ~ 728 sq.ft. (incl. covered porch)





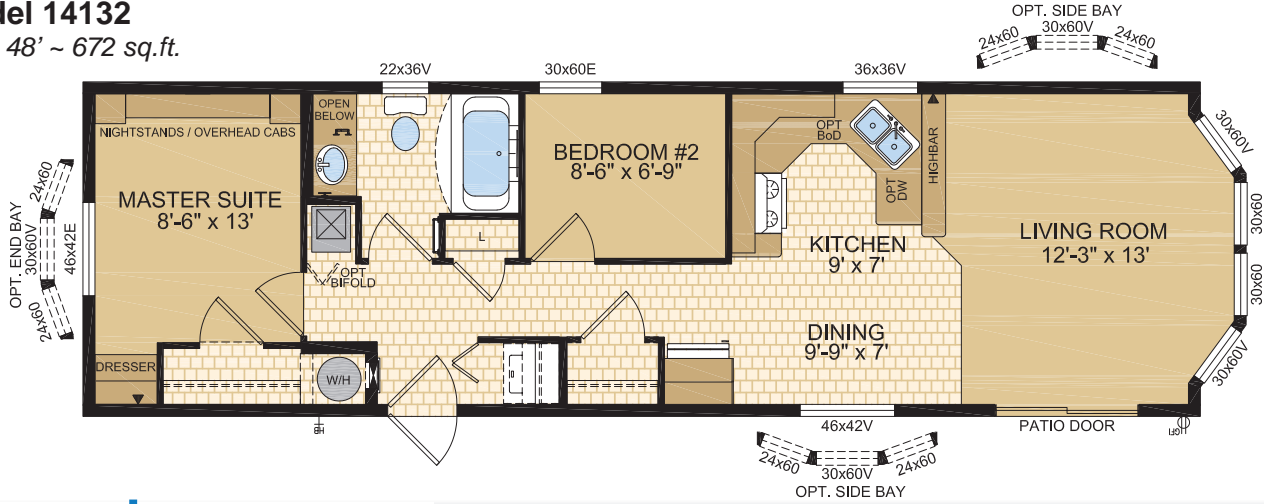
Lake House

14' Wide Homes

Chelan

Model 14132

14' x 48' ~ 672 sq.ft.



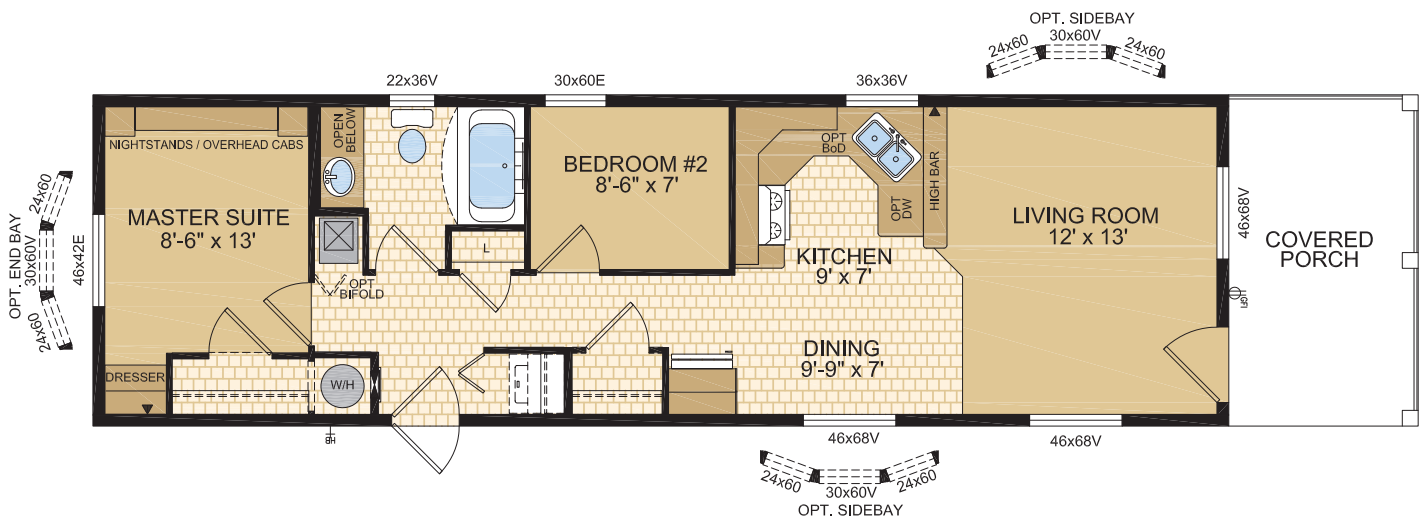
Clearwater

Model 14133

14' x 56' ~ 784 sq.ft. (incl. covered porch)



Options shown in image: 9-Lite Front Door, Painted Smartboard Corners and Window Trim, Board & Batton.





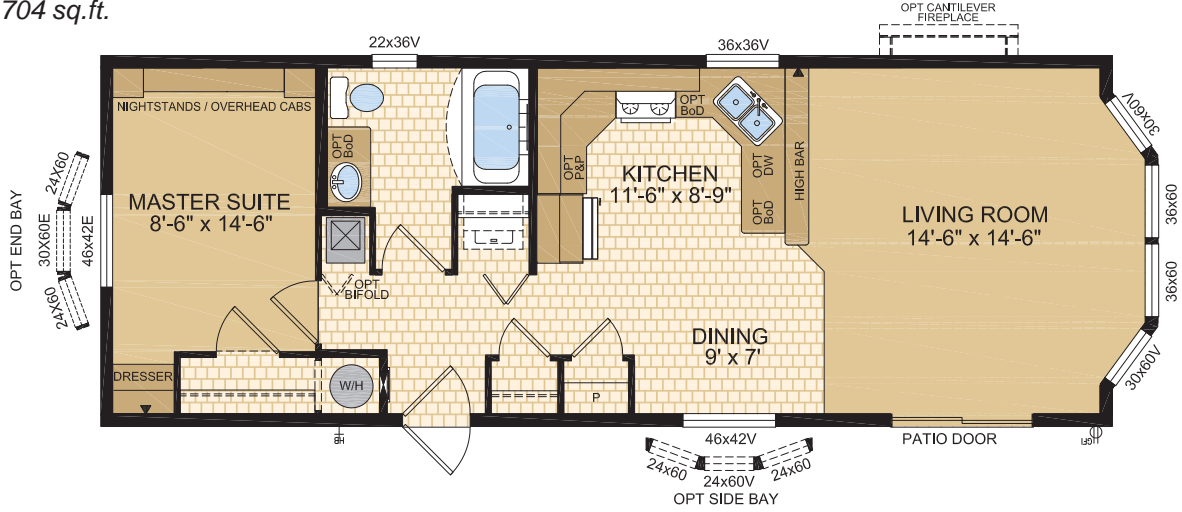
Lake House

16' Wide Homes

Columbia

Model 16070

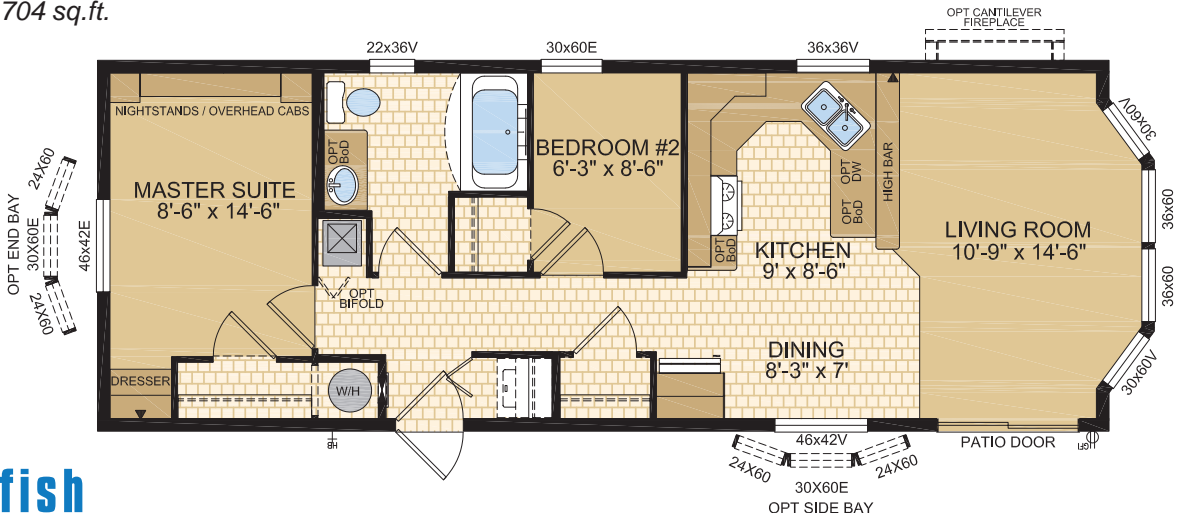
16' x 44' ~ 704 sq.ft.



Athabasca

Model 16072

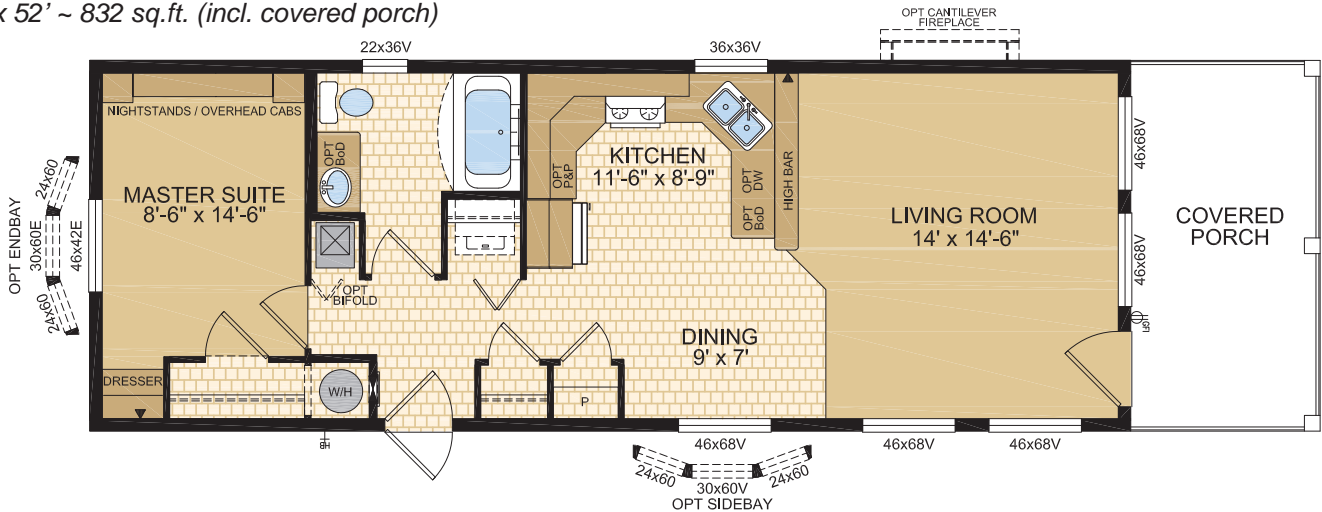
16' x 44' ~ 704 sq.ft.



Whitefish

Model 16073

16' x 52' ~ 832 sq.ft. (incl. covered porch)





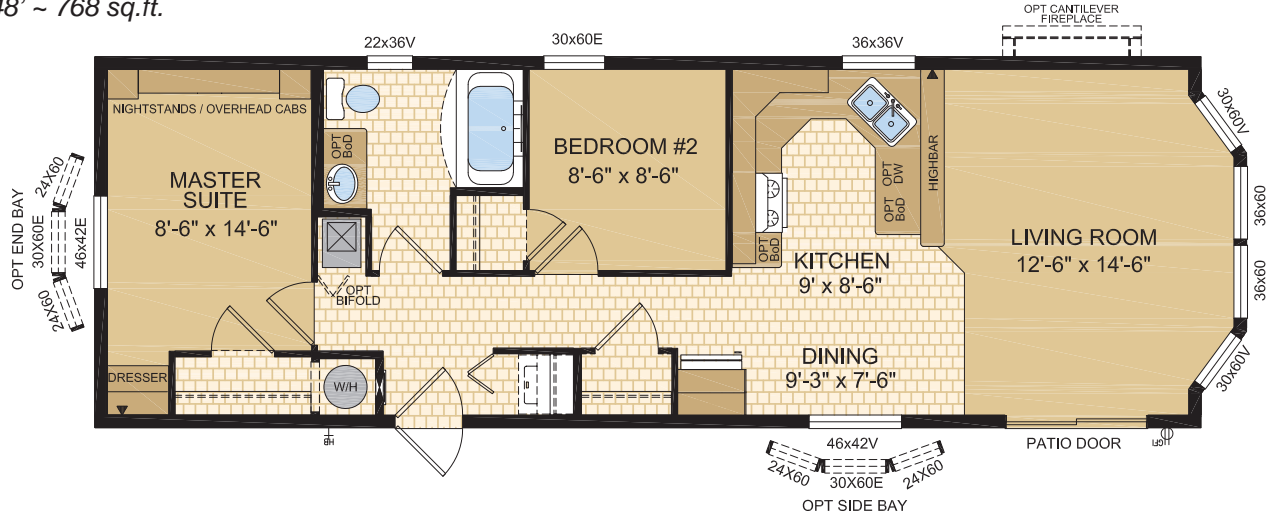
Lake House

16' Wide Homes

Charlotte

Model 16132

16' x 48' ~ 768 sq.ft.



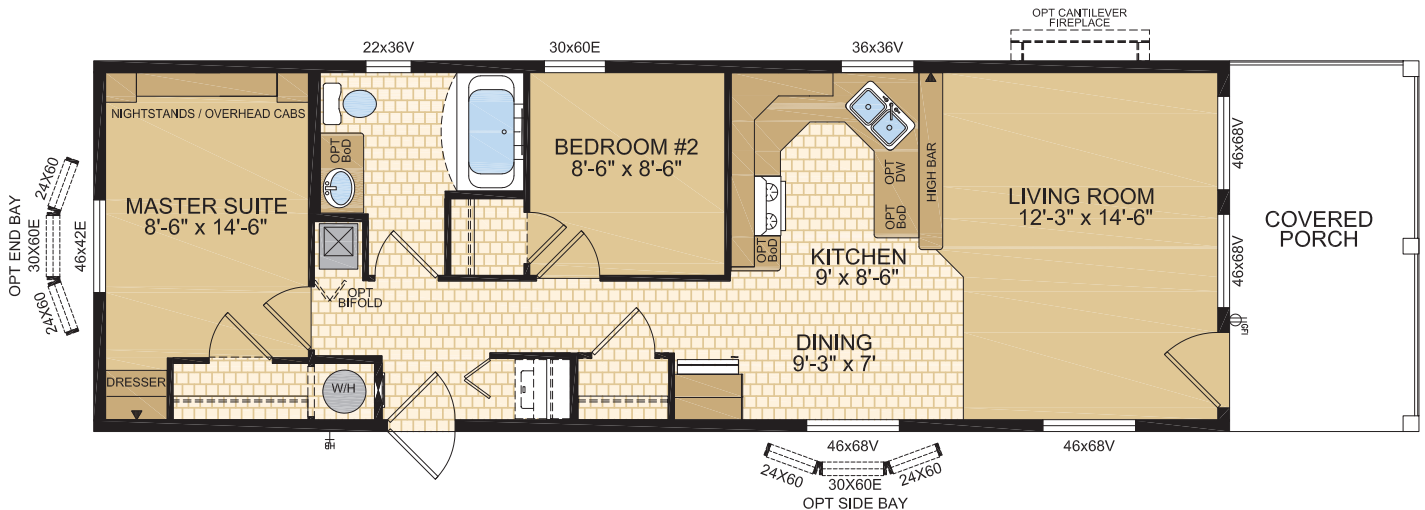
Agassiz

Model 16133

16' x 56' ~ 896 sq.ft. (incl. covered porch)



Options shown in image: 9-Lite Front & Rear Door, Shakes, Painted Smartboard Window Trim.





Lake House

20' Wide Homes

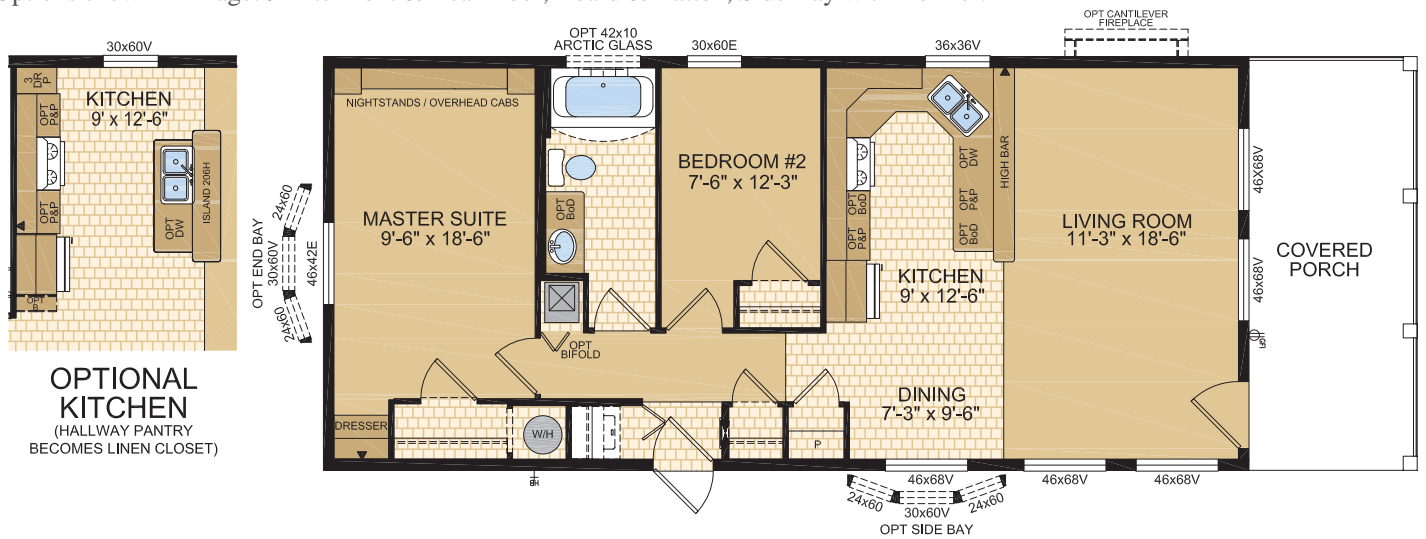
Harrison

Model 20074

20' x 52' ~ 1,040 sq.ft. (incl. covered porch)



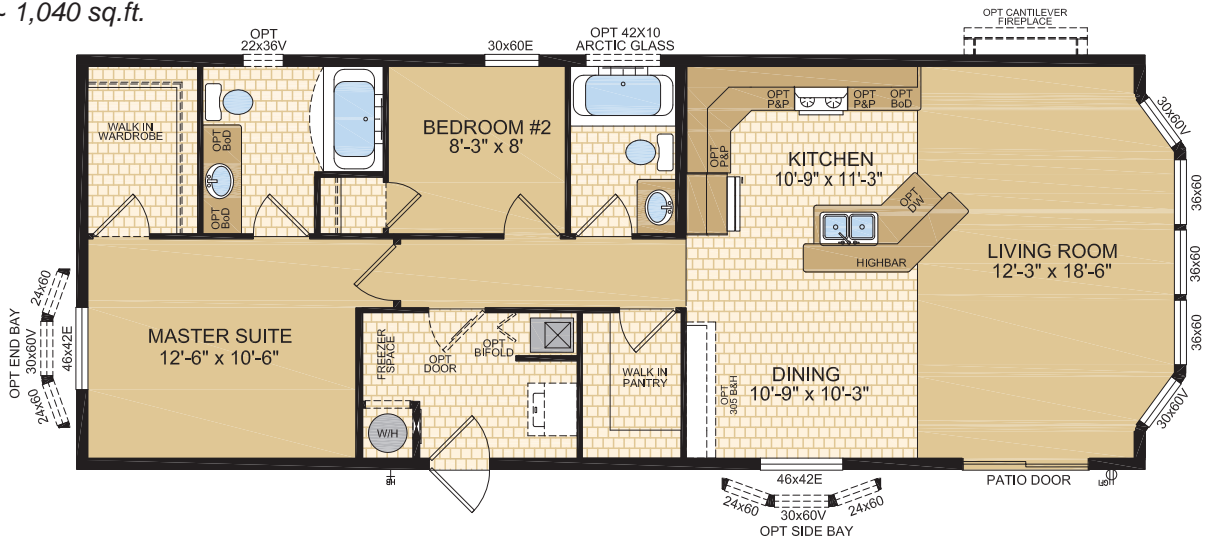
Options shown in image: 9-Lite Front & Rear Door, Board & Batton, Side Bay with Dormer.



Mara

Model 20076

20' x 52' ~ 1,040 sq.ft.





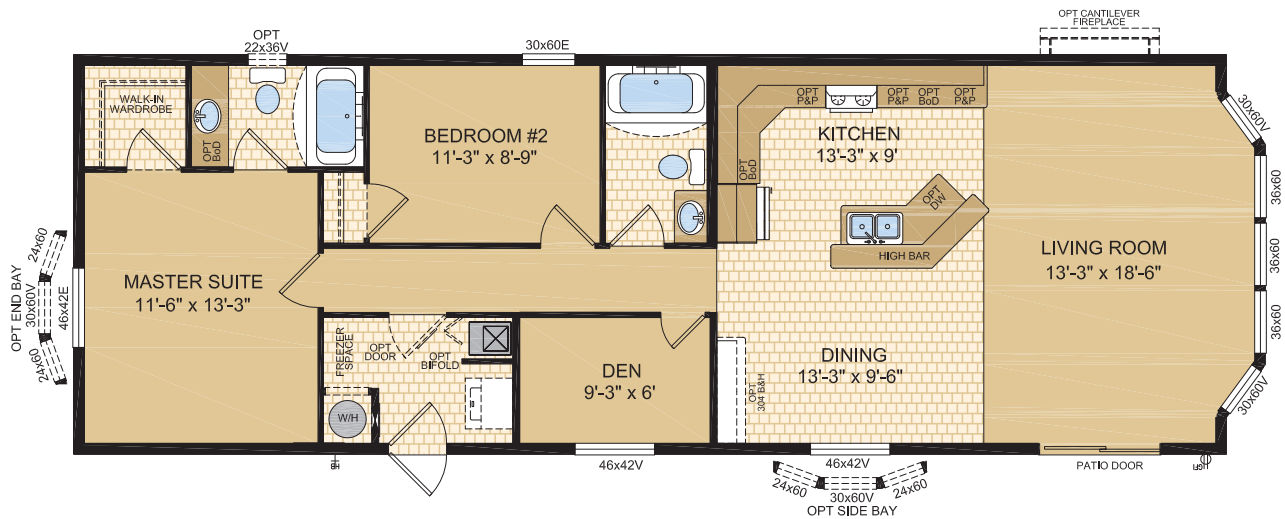
Lake House

20' Wide Homes

Whiteshell

Model 20077

20' x 58' ~ 1,160 sq.ft.

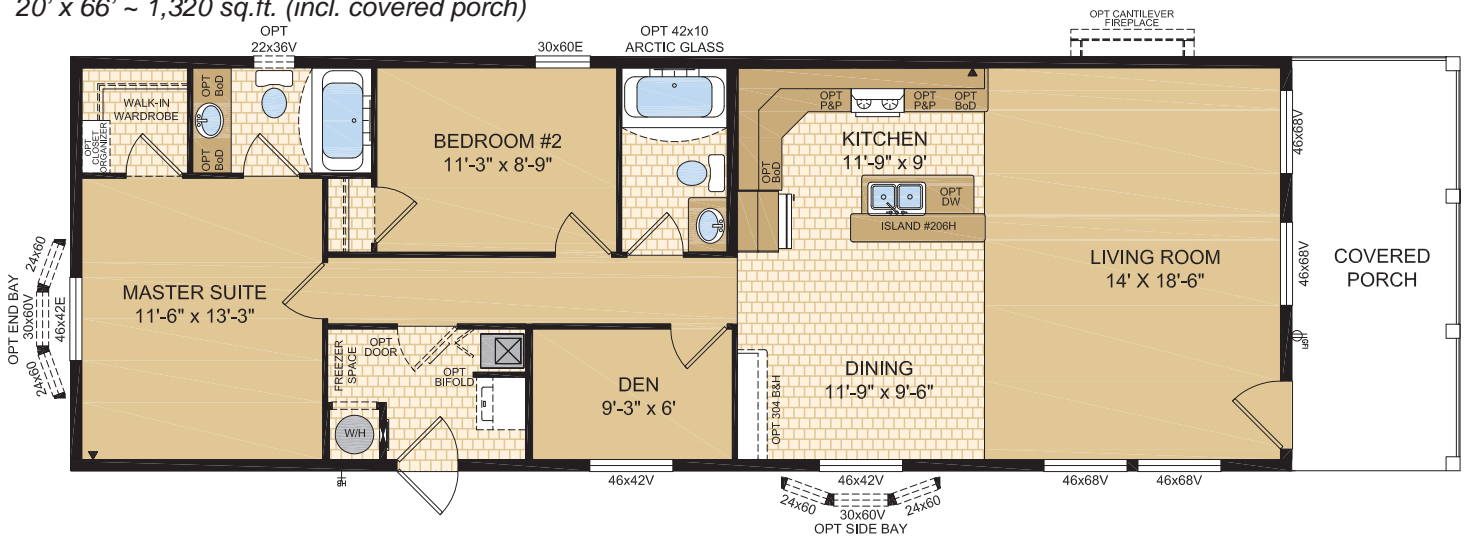


Laronge

Model 20078

20' x 66' ~ 1,320 sq.ft. (incl. covered porch)

Note: rendering shown on coverpage





Lake House

20' Wide Homes

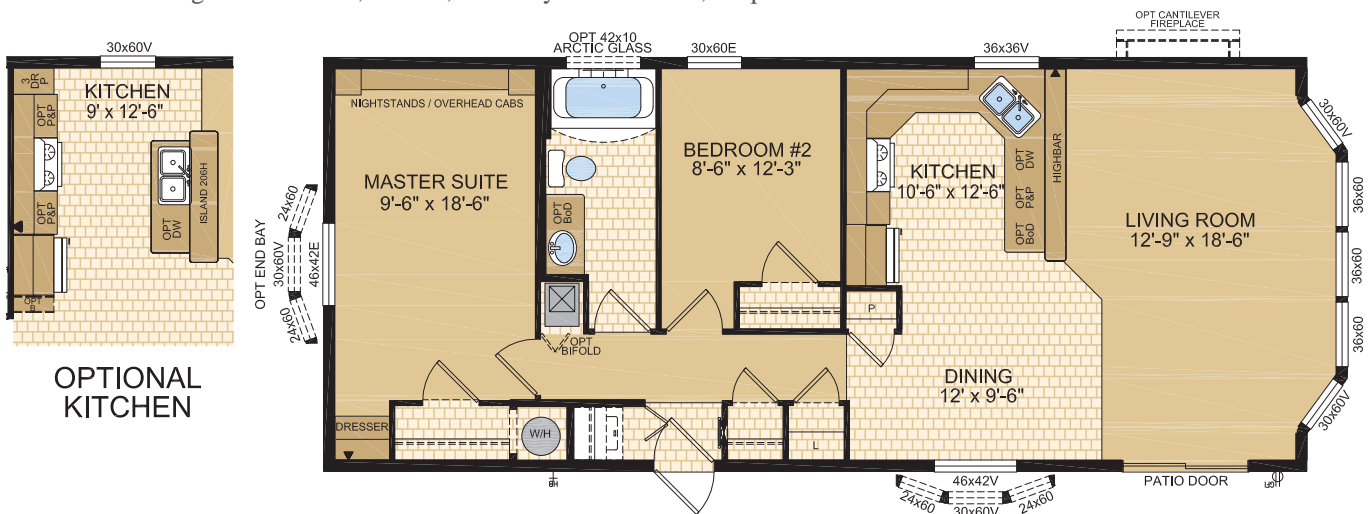
Chaparrel

Model 20132

20' x 48' ~ 960 sq.ft.



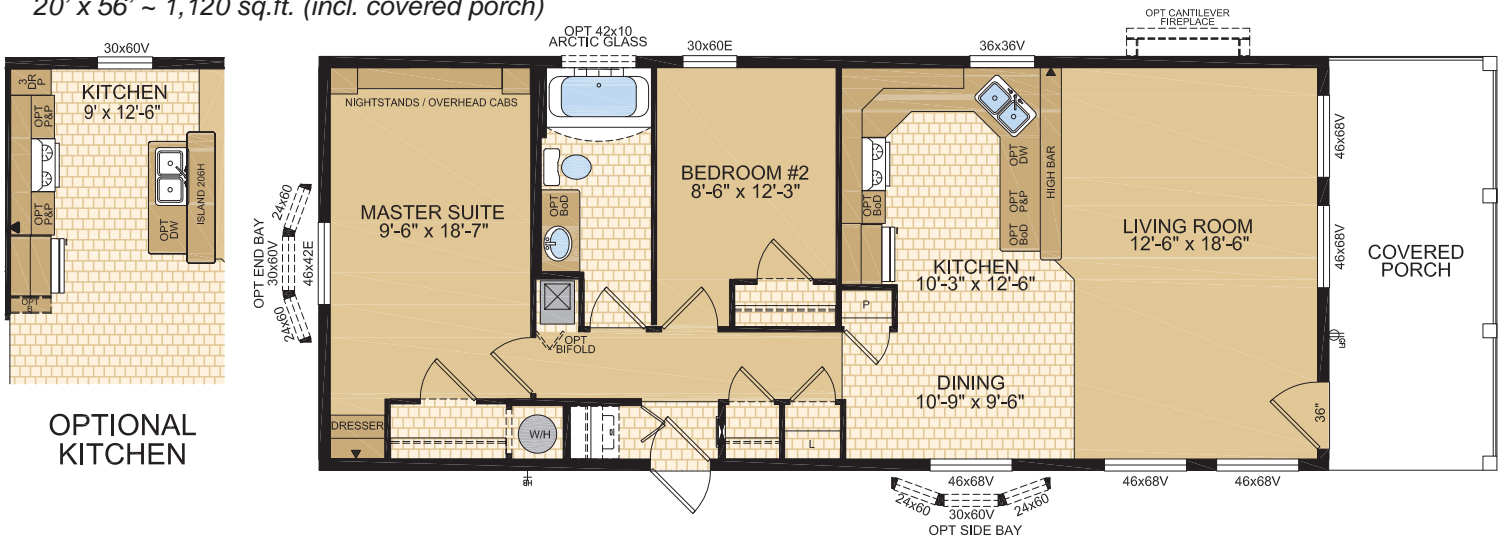
Options shown in image: 9-Lite Door, Shakes, Side Bay with Dormer, Trap Windows.



Cowichan

Model 20133

20' x 56' ~ 1,120 sq.ft. (incl. covered porch)





Lake House

22' Wide Homes

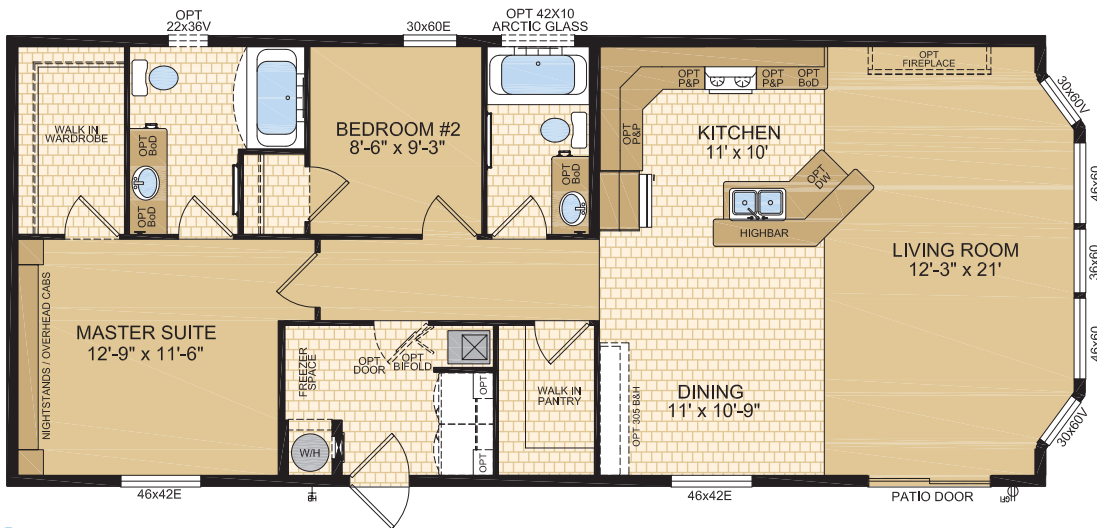
Cypress

Model 22076

22' x 52' ~ 1,144 sq.ft.



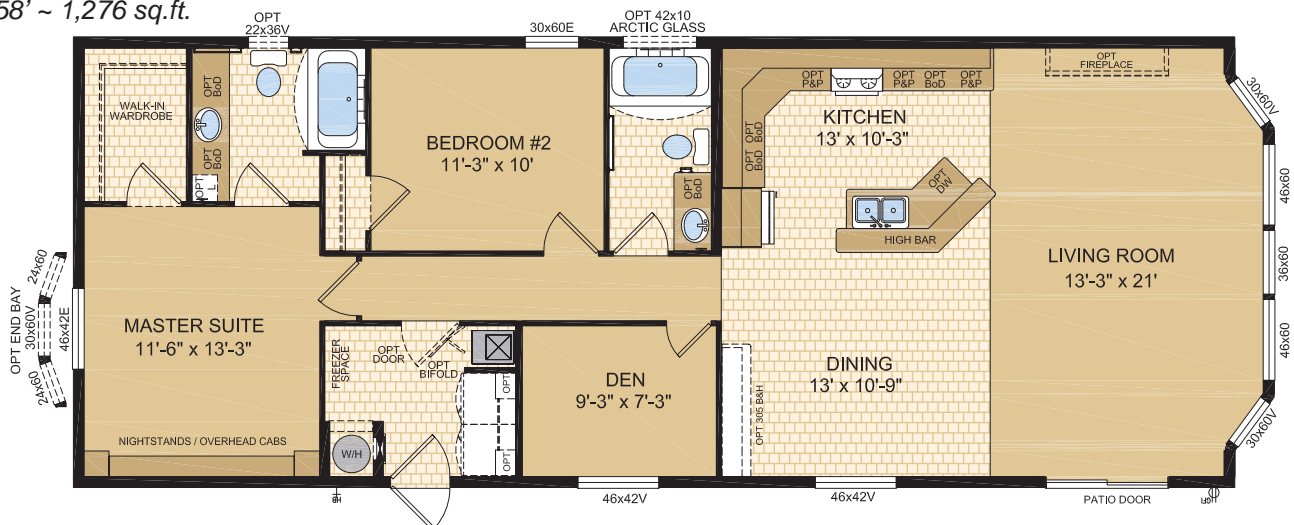
Options shown in image: 9-Lite Door, Board & Batten, Trap Windows, Painted Smartboard Window Trim, Stacked Stone, Dormer.



Kenosee

Model 22077

22' x 58' ~ 1,276 sq.ft.





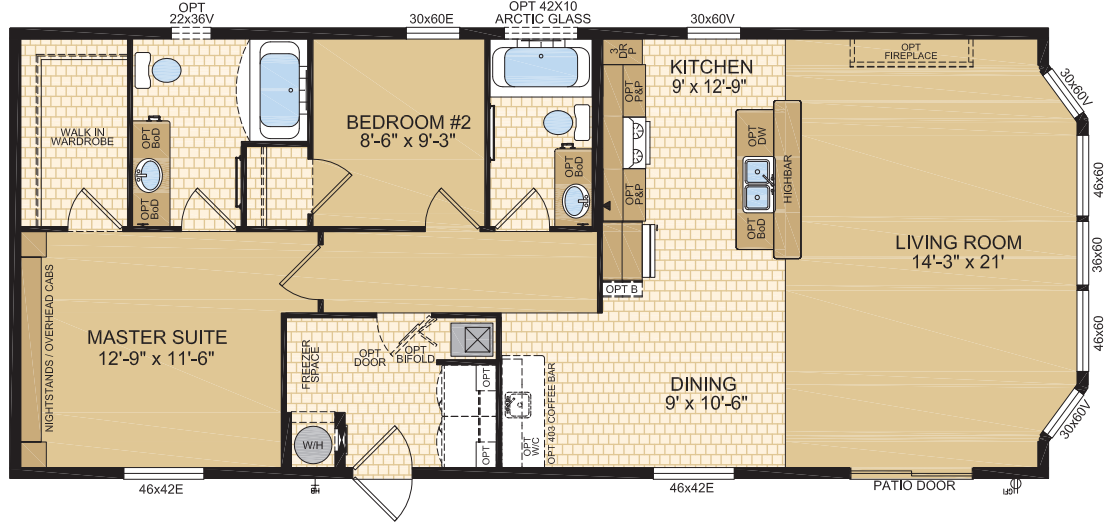
Lake House

22' Wide Homes

Waskesui

Model 22079

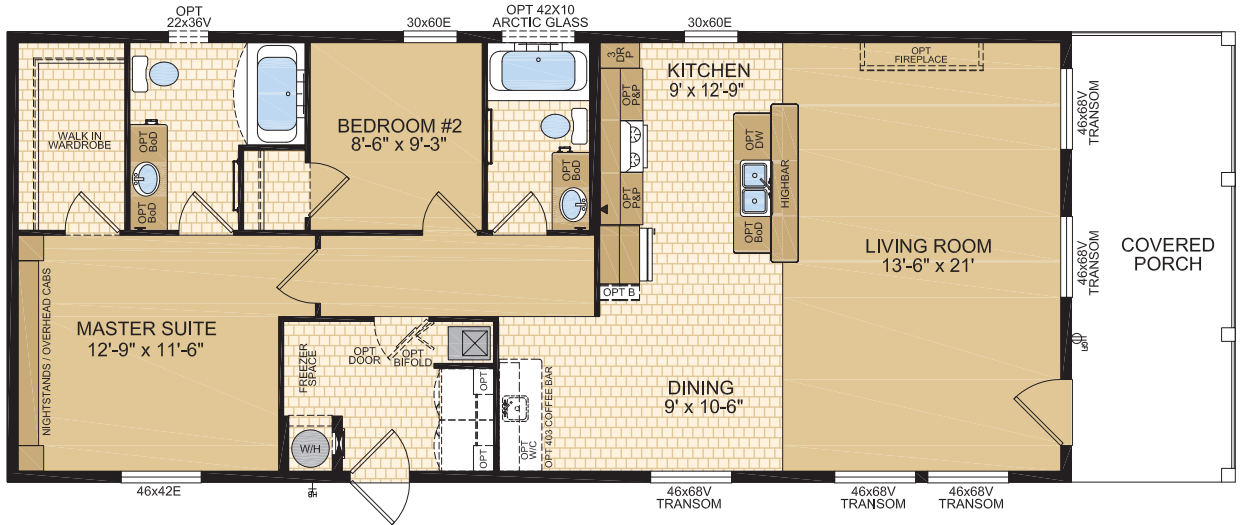
22' x 52' ~ 1,144 sq.ft.



Capilano

Model 22080

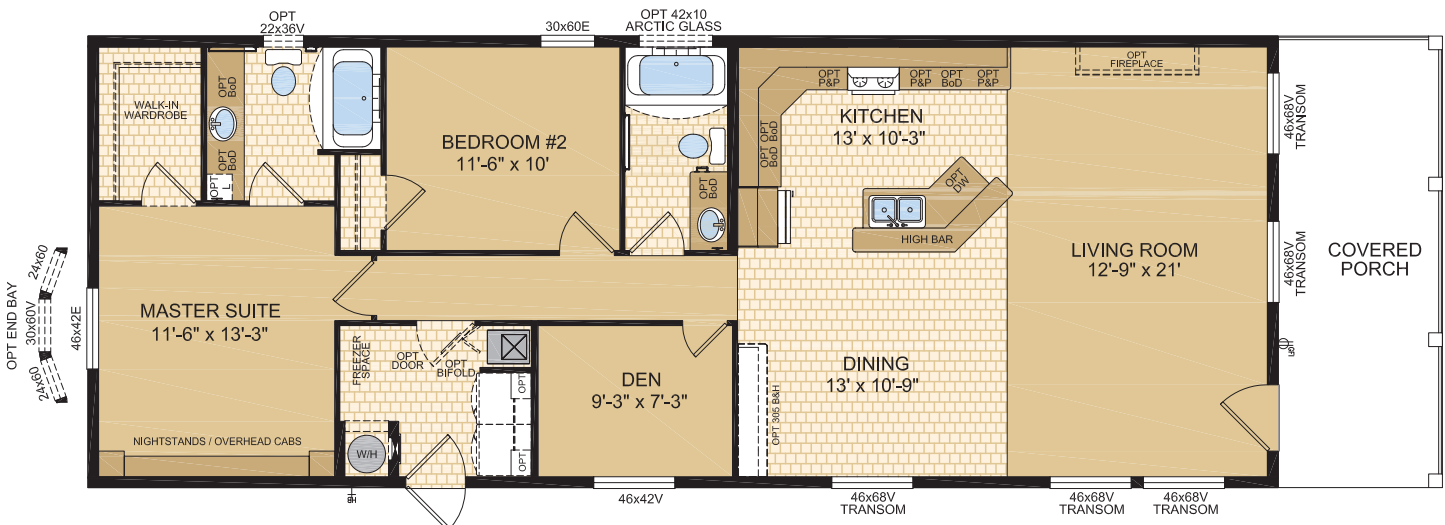
22' x 60' ~ 1,320 sq.ft. (incl. covered porch)



Churchill

Model 22081

22' x 66' ~ 1,452 sq.ft. (incl. covered porch)





Lake House

STANDARD FEATURES & SPECIFICATIONS

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-48, Walls R-22 & Ceiling R-40 (min) Meets zone 8 of the 9.36 Energy Code**
Floor	2"x10" floor joists @ 16" o.c. (14' & 16' wides) 2"x12" floor joists @ 16" o.c. (20' wides only) Engineered open web floor trusses @ 19.2" o.c. (22' wides only) Heavy tubular steel frame w/detachable hitch
Decking	19/32" T & G OSB floor decking; glued and screwed
Roof	5.65/12 roof pitch - 14' wides 5/12 roof pitch - 16' wides 4/12 roof pitch - 20' & 22' wides 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	Coloured metal
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 (select models) <i>Front Porch Models:</i> Living Room 46x68v transom style - Sliding (qty as per print) Dining Room 46x68v transom style - Sliding <i>Front Bay Models:</i> Living Room Size & qty as per print (varies per width) 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 Coach lights at all exterior entrances Pot light ILO coach light at porch entrances

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 Countertop Heights:	Expansive vanity mirrors 32" in main 36" in ensuite (model specific)
Electrical	GFI receptacle Power bath fan(s) on separate switch
Lighting	Hampton light fixture

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 Windows & Doors Ceiling Baseboards	Vinyl wrapped, cathedral moulding throughout Colour - décor specific #3007 (2-1/4") Vault #451 (2-5/8") #215 (1-1/2")
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 Cabinets	Select models Doweled, full modular cabinetry Cabinet crown moulding Five distinctive colors of cabinet doors
Countertop	Arborite
Lighting	Ceiling mount

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 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 by front door Blank communication outlet: living room (1), master bdrm (1)
Plumbing - Other	Exterior frost free water tap



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