



ALPINE HOMES

WE STAND FOR QUALITY

FEATURES AND FINISHES

MODEL: THE VIENNA

3 Beds / 3 Baths -1,503 Sq.Ft

WARRANTY

→ Seven year Tarion warranty (**paid by Builder**)

FOUNDATION AND CONCRETE FLOORS

- Basement foundation – poured concrete footings, foundation walls & basement floor
- Poured concrete front veranda and garage floors
- 9' wall height
- 8"/10" thick poured concrete walls
- Drainage tiles at perimeter of foundation
- Foundation wrapped in waterproofing membrane

FRAMING AND STRUCTURAL

- Engineered steel beams & teleposts as per plans
- 9' framed ceiling heights at the ground floor level
- Exterior walls 2x6
- Sub-floor ¾" tongue and groove enhanced OSB sheathing, glued, nailed sanded and screwed
- Party wall between units 2x4 studs with ⅝" Type X Drywall and Filled with Roxul

EXTERIOR

- Lot graded to the requirements of the City
- Top soiled and sodded at front, sides and rear as permitted by the City
- 1 tree (based on community plan)
- Weather permitting, the sod will be laid between May and September
- Precast steps to front entrance
- Finished driveway (to be selected)
- Architectural GAF shingles with manufacturers limited lifetime warranty
- Stone on front elevation with Board and Batten siding
- Brick and stone as per architectural drawings
- Long life low maintenance fascia, soffits, eavestrough and downspouts
- Two exterior faucets, one installed in the garage
- 8' height Insulated garage door
- Exterior Pot lighting above porch entrance

DOOR AND WINDOWS

- Double Glazed, Low E, Vinyl clad sliding and casement windows as per plan
- White interior window color and Black exterior
- Screens on all operating windows
- Crank operating on main levels and slider windows in the basement
- Mullions on front facing windows



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BASEMENT & MECHANICAL

- High-Efficiency forced air gas furnace
- Basic HRV (Heat Recovery Ventilator) system
- AC supplied and installed
- (Rental) gas water heater
- Qualified programmable thermostat
- Independent exhaust fans in all bathrooms and laundry vented to exterior
- Vented range hood fan
- Cold cellar (unheated room)
- 3-piece rough-in

ELECTRICAL

- 200 amp electrical service with all copper wiring and circuit breaker panels
- 2 waterproof exterior plugs (porch and rear)
- 3 cable Data Outlets rough-in
- Builder light package to include:
 - Light fixtures (selected from the Builder's samples) supplied and installed by the builder throughout the home
 - Valance lights in kitchen
 - Pot lights in ceramic shower
 - Interior pot lights (20 in total) location to be selected by customer
 - Exterior LED pot lights above porch (3 total)
- Drywall Electric Fireplace on Main Floor
- Decora plugs and switches throughout
- Smoke & carbon monoxide detectors as per Code
- Rough-in for future electric car outlet in the garage
- Garage door opener with 2 remote

INSULATION

- Above Grade walls fiberglass R22 batt insulation
- Attic space: R60 blown fiberglass insulation
- Garage ceiling (living space above): R31 closed cell spray foam
- Basement walls R20 + R5 continuous against foundation walls

INTERIOR FINISHES

- 9' ceilings on the main floor with 8' doors
- 10'6" high ceiling in living, dining, kitchen with ornamental wood beam design
- Engineered hardwood flooring throughout
- Upgraded tile flooring front foyer, laundry & bathrooms
- Oak stairs to loft
- Stairwell railing – Contemporary oak railing with black iron spindles
- Smooth baseboard, window and door casings
- 2 Panel style interior doors with black hardware
- Large walk-in closet in primary bedroom



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DRYWALL & PAINTING

- Garage fully drywalled with ½" gypsum and one coat mud
- Finished areas covered with ½" gypsum, sanded and primed
- All interior walls decorated with one coat of flat finish latex, one color over primer coat
- California knockdown textured ceilings throughout
- Interior doors and trim to be white semi-gloss finish
- Front entry stained or painted

KITCHEN

- Custom-made kitchen cabinets with quartz countertops (as per Builder standard)
- Soft-close cabinet doors and drawers
- Space for dishwasher with electrical and plumbing rough-in
- 1 microwave cabinet
- Under cabinet lights in kitchen
- Oversized kitchen island
- Deep cabinets over the fridge
- Walk-in pantry with Glazed pantry door
- Upgraded Stainless Chimney Hood Fan with venting to exterior
- Stainless steel sink with chrome faucet

BATHROOMS

- Tub/Shower combo with ceramic wall tile up to the ceiling
- Ensuite includes walk-in shower with custom glass enclosure
- Water efficient toilets
- Shower and bathtub wall niches
- Frameless glass mirrors in all bathrooms

LAUNDRY

- Laundry Cabinet with sink
- Hot and cold water taps for washer
- Waste connection to washer
- Exterior vent for dryer
- Electrical receptacles for washer and dryer

DISCLAIMER

Plans, specifications, and materials are subject to availability, substitutions, and modifications.

The builder reserves the right to: choose between alternatives listed in the specifications

Substitute materials of an equal or better quality for those specified

Exercise architectural control for all exterior finishes and has final approval of all exterior colors and option