



**The Sequoia Model by Iron Lake Homes; Specifications for construction:**

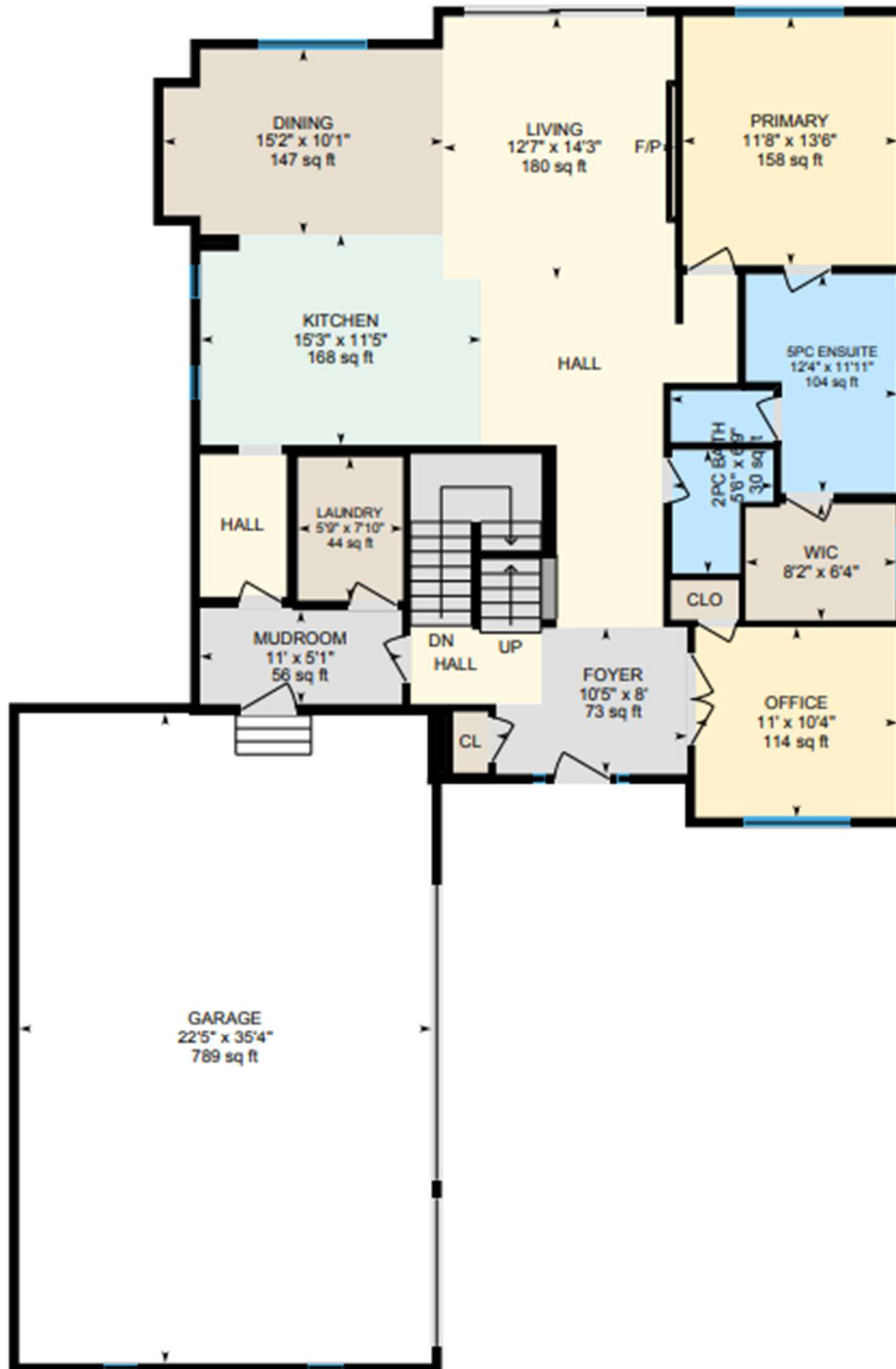
**4 bed 4 bath, Triple Car Garage, 3900 Sq Ft Developed, Designer features, luxury finishes, walk out lot**

**1/3-acre, Quiet Estate Cul-de-sac with Mountain, Sheep River Valley and Town Views**

**8 Westmount Point, Okotoks, AB 1.6MM inclusive of lot and GST, Possession Spring 2026**



The Sequoia Floor Model



**THOUGHTFULLY  
DESIGNED TO SERVE  
AS A FOREVER  
HOME**

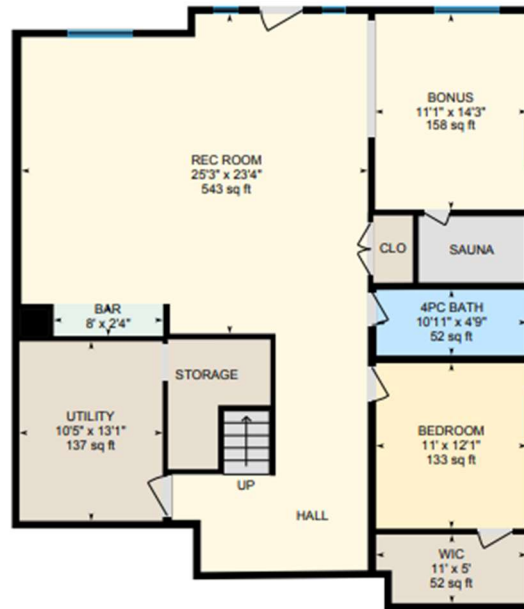
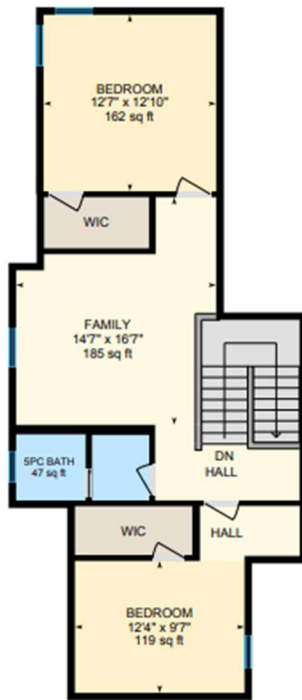
**WHERE FAMILIES  
CAN GROW AND  
AGE IN PLACE**

**FEATURES MAIN  
FLOOR LIVING**

**UPSTAIRS KIDS  
FLOOR**

**OVERSIZED WALK  
OUT DEVELOPMENT**

The Sequoia Floor Model



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**Kitchen: - Appliance Allowance for home - \$23,500.00**

3 cm quartz throughout in Arctic Calcutta Custom hood fan with Insert Ventilation



Bosch 36" gas cooktop & 30" combo wall oven

Panel Ready Bosch Dishwasher

Tile countertop to ceiling surrounding black metal windows with black grills and undermount Blanco Granite sink in white for high design esthetic

Hardwood throughout, recessed lighting & 2 feature pendants

2 tone cabinets in Thermofoil thin shaker artichoke color & White Oak in Mocha with Champagne Richelieu pulls,



**Dining Room:**

Cantilevered Bar, Black Metal frame window to interior for modern transitional look



White oak cabinets in mocha stain with floating shelves

Wall Sconce in arch detail

Silhouette Beverage Centre

Crystal wagon wheel chandelier

**Pantry:**

Hardwood throughout, custom built in pantry cabinetry, two tone thermofoil thin shaker in artichoke & Mocha stained white oak



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### **Living Room:**

Features 10 foot ceilings from foyer through hall into living

Living room slider is an Upgraded metal door with maximum glass, minimal black frame in Canadian Made slider which is 10 foot by 8 foot

Offset Linear Electric Fireplace with two hardwired sconces

¾" hardwood throughout entry, living room, dining, kitchen, pantry, master bedroom, walk in closet, powder room and office/2<sup>nd</sup> bedroom, with in-laid custom heat vents



### **Laundry:**

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LG Washtower

3cm quartz arctic calcutta countertops, Tile floor

Undermount Blanco Laundry sink in Truffle color



Black solid handle DELTA Tommy faucet

Thermofoil cabinetry in artichoke color with black Richeleau pulls

#### **Powder Room:**

Black Quartz countertops, Black undermount sink, ¾" hardwood flooring

1 handle, Wall Mounted Delta Trinsic faucet in matte black

Pendant light

Julian Tile Backsplash from countertop to ceiling in "kit kat" pewter matte

Thermofoil cabinets In charcoal thin shaker floating drawers vanity



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**Primary Ensuite:**

**In floor heat** - 12 X 24 tile throughout floor, deck tub, floor to ceiling install tile surround window and wraps around shower, stacked vertical – see tile inspiration

BlackDelta Monitor series round shower kit with waterfall head and sliding shower bar

1 handle, wall mounted Delta Trinsic Faucet in matte black (x2) white undermount sinks (x2)

3 cm arctic calcutta quartz

Feature backsplash in centura (see image) 18" high around countertops



2 pendant lights & integrated LED vanity mirrors with antifog

Delta Matte Black Wall Mount Tub Filler

Obscured window in "rain" finish

European Chilean toilet



### **Upper Bathroom & Basement Bathroom:**

Tile floors (basement features in floor heat)

Drop in Tub with custom Tile surround Bath/Shower

Delta Trinsic monitor series tub/shower trim in matte black

Trinsic single hold bathroom faucet (x2)



Undermount white sink (x2)

Cashew melamine vanity with black pulls (see image of items)

### **Railings, Paint, Ceilings, Doors & Trim:**

5 inch base – flat stock (modern)

3 inch case – flat stock picture frame finish (modern)

Doors – Lynden Alki series in 8 foot height throughout home as 9 ft ceilings are minimum height throughout

Black hinges, black doorhandles

Knock down ceiling

Paint Sherwin Williams



### **Flooring Selections:**

Timeless Canadian hardwood throughout entry, hall, powder, living, kitchen, dining, powder room, pantry, master bedroom, walk in closet, 2<sup>nd</sup> bedroom/office

Tile throughout mudroom, laundry, ensuite & secondary bathroom

Carpet throughout stairway, bonus room, bedrooms 3 & 4

### **Mechanical Specifications:**

2 x Furnace 95% HE with Heat Recovery Unit (basement has dedicated heat source)



1 x AC unit for upper and main floor

HE hot water tank

Sump Pump

**Basement Specifications:**

Fully Finished Walk out basement Cedar Sauna

Yoga Studio, Gym/Flex Space with LVP – luxury vinyl plank flooring

Built in Entertainers Bar

Bathroom with in floor heat

Total Finished Square feet of Home approx **3920 sq Ft**