

SQ FT: 1280    WIDTH: 40'0"    LENGTH: 32'0"

### 120 & 122 Gray Close



## Quick Possession Homes

1,280 SQ FT 2 Storey Duplex

3 Bedrooms / 2.5 Bathrooms

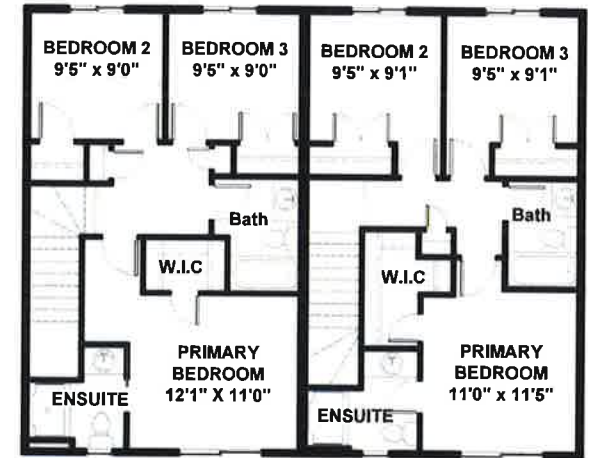
Features on reverse

TrueLineHomes.com  
403.341.5933



MAIN FLOOR  
640 sq. ft.  
#120

MAIN FLOOR  
640 sq. ft.  
#122



UPPER FLOOR  
640 sq. ft. #120

UPPER FLOOR  
640 sq. ft. #122

FUTURE BASEMENT DEVELOPMENT  
503 sq. ft. #120

FUTURE BASEMENT DEVELOPMENT  
515 sq.ft. #122

See Back For  
Details

# TRUE-LINE

**DESIGNER - 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
- Poured concrete sidewalk on urban properties
- Basic grading away from home with onsite material

## 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
- Variety of interior door styles to select from
- Selection of door knobs or levers to choose from w' various finishes
- 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 - Roughed-in vacuum system
- 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

# Sylvan Lake

## 120 & 122 Gray Close

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Lots 5 & 6

## Choice Features in This Home...

- Upgraded cabinets and flooring package
- 9' ceiling on main floor
- 3 piece ensuite with 5' shower
- Main floor laundry
- Upgraded insulation R-22 batts in walls, R-50 in ceiling
- RI for future central vacuum system
- #50 Single purpose HWT
- Covered veranda 8'x6' with Trex composite decking
- Rear deck 10'x10' with Trex composite decking
- Wide trim on the front and highlighted exterior rock
- Window grills on front, vertical board & batten
- Gravel parking pad in rear, poured sidewalk in front, top soil & front sod

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Canadian  
Home Builders'  
Association



The Alberta  
New Home  
Warranty  
Program



Original Price of Home:	\$387,231
Less Promotion:	- \$8,000
Purchase this home today:	\$379,231
Price per unit	

(Including Lot & GST)