

124 & 126 Gray Close

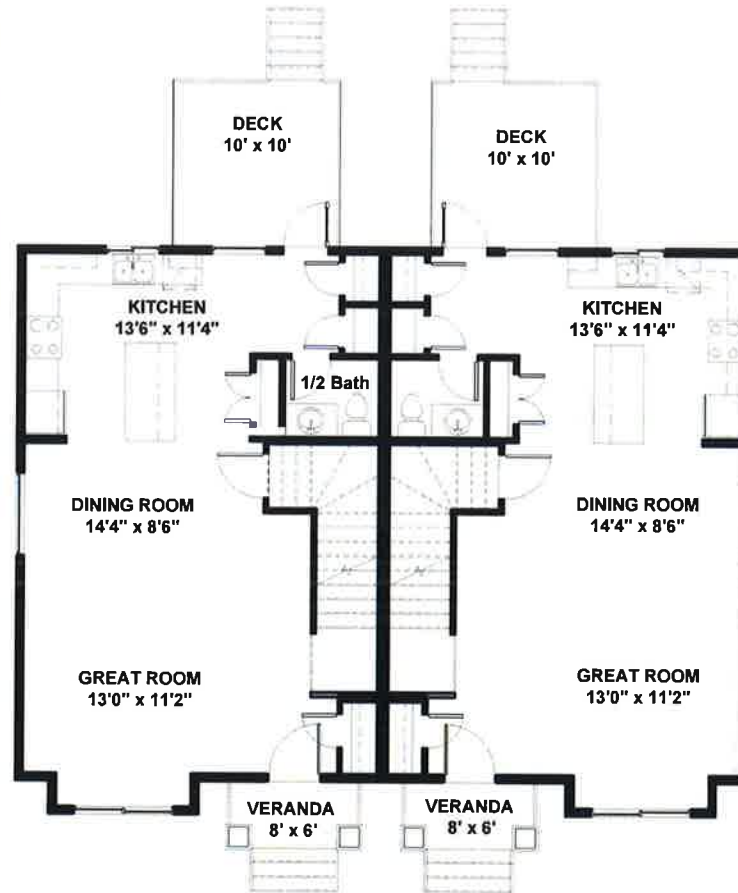


Quick Possession Homes

- 1,445 SQ FT 2 Storey Duplex
- 3 Bedrooms / 2.5 Bathrooms

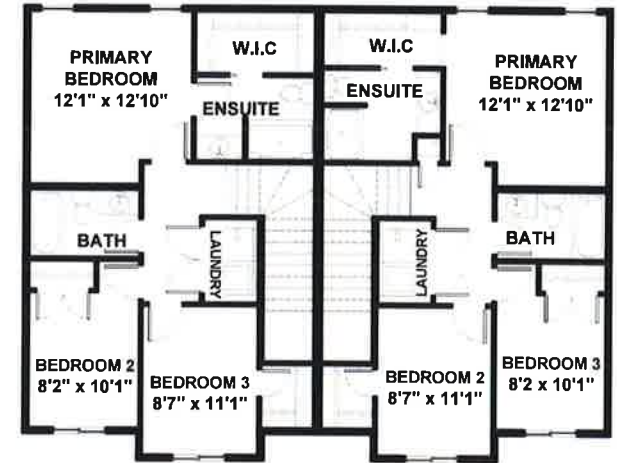
Features on reverse

TrueLineHomes.com
403.341.5933



MAIN FLOOR
722 sq. ft.
#124

MAIN FLOOR
722 sq. ft.
#126



UPPER FLOOR
723 sq. ft. #124

UPPER FLOOR
723 sq. ft. #126

FUTURE BASEMENT DEVELOPMENT
520 sq. ft. #124

FUTURE BASEMENT DEVELOPMENT
520 sq. ft. #126

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

124 & 126 Gray Close

SQ FT: 1445 WIDTH: 44'0" LENGTH: 32'0"

Lots 3 & 4

Choice Features in This Home...

- Upgraded cabinets and flooring package
- 9' ceiling on main floor
- 3 piece ensuite with 5' shower
- Upper floor laundry room & floor drain
- 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



Central Alberta
Home Builders' Assoc.



The Alberta
New Home
Warranty
Program



Original Price of Home: \$421,855
Less Promotion: - \$8,000
Purchase this home today: \$413,855
Price per unit

(Including Lot & GST)