

MT. CURRIE VIEW VILLAGE

HOME FEATURES

GENERAL CONSTRUCTION

- › Built to code: csa z-240 zone 4, 5
- › Snow load: 136 psf / 6.51 Kpa gsl 76.9 Psf
3.68 Kpa design load
- › Ten year warranty

STRUCTURAL & FRAMING

- › Floor joists: 2x10
- › Exterior walls: 2x6
- › Interior walls: 2x4

ROOFING & EXTERIOR SHELL

- › Roof pitch: 1/12
- › Material: metal
- › Decking: 5/8" t&g osb
- › Eaves: High side of roof: 12"
Low side of roof: 6"
- › Front & rear: 12"
- › Fascia: Black 12" smart trim
- › Siding: Fiber cement siding with metal accents

INSULATION & ENERGY

- › Ceiling insulation: r33
- › Wall insulation: r22
- › Floor insulation: r32

WINDOWS & DOORS

- › Windows: Double low-e, argon, pvc with vinyl sills
- › Cordless cellular shades (excluding obscured & transoms)
- › White winthrop interior doors
- › Exterior doors: 2-panel insulated with dead bolt
- › 6' Patio door (plan specific)
- › Door widths: 36" front 32" rear

INTERIOR FINISHES

- › Walls & ceilings: Vinyl covered drywall panel
- › Textured drywall
- › Single slope ceiling throughout
- › Flooring: Quality cushioned linoleum and vinyl plank options available

UTILITY SERVICES

- › Electrical service: 125 amp
- › Heating: Baseboard heat
- › Water heater: 60 gallon electric
- › Radon gas pipe installed
- › Heat recovery unit (hrv)
- › Wired, plumbed & vented for washer & dryershut-off valves at all sinks
- › Exterior frost-free tap
- › Smoke and co₂ detectors per code
- › (2) Exterior gfi electrical outlets
- › Heat tape plug

KITCHENS

- › European shaker style cabinetry with crown moulding
- › Raised and extended fridge cabinet
- › Ceramic tile backsplash
- › Double kitchen sink
- › Single handle pull-out faucet
- › Stainless side-by-side with refrigerator with icemaker 36"
- › Stainless 30" self clean electric range
- › Stainless range hood w. microwave
- › Stainless dishwasher

BATHS

- › Ceramic tile backsplash
- › One-piece fiberglass tub/shower and freestanding shower (plan specific)
- › Single lever faucet
- › Vanity mirror with light fixture
- › Power bath fan on separate switch
- › Comfort height, dual-flush toilet
- › Wall-mounted over-john cabinet

EXTERIOR LIGHTING

- › Decorative coach light at entrances

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