

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 & dryers shut-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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