

# So Many Reasons to Choose a Cedarglen Home



## Cedarglen Interior Standards

### **Kitchen**

- Stainless steel appliance package including 21 cu.ft. Energy Star fridge, Energy Star ceran top range with self clean oven, Energy Star dishwasher and over-the-range microwave to a maximum of 300 CFM
- 25" deep upper-fridge cabinet
- Garburator rough-in with plug and switch
- Choice of oak, maple or paintgrade cabinetry
- Crown moulding on upper kitchen cabinets
- Pot and pans drawer (1 bank)
- Stainless steel double sink with a Delta single handle pull-out kitchen faucet
- Soft close drawers
- Full-height kitchen tile backsplash

### **Bathrooms**

- Choice of oak, maple or paintgrade cabinetry
- Medicine cabinet (as per plan)
- Delta Lahara plumbing package
- Ceramic tile deck to soaker tub
- Chrome hardware

### **Interior Finishings**

- Gas fireplace with several mantle options and a choice of tile or stone facing
- 36" direct vent fireplace as per plan
- Choice of cut-pile or textured carpet with stain shield protection and recycled content
- 8lb carpet underlay throughout

- Finished wood toe kicks to cabinetry
- 3" paintgrade baseboards and 2 1/4" paintgrade casings
- Five interior door styles to choose from, all including brushed chrome hardware
- Extensive light fixture allowance based on square footage of home
- Recessed potlights to interior (to a maximum of 10)
- Three coats of one interior paint colour (including primer)
- Painted basement stairs and basement floor
- Decora switches & counter height plugs
- Free flow wire closet shelving
- Smoke and carbon monoxide detectors

## Cedarglen Exterior Standards

- Sliding PH Tech rear patio door in white solid vinyl
- Double 5" vinyl siding and engineered wood trim
- Limited lifetime architectural shingles
- 1/2 horsepower chain driven garage door opener with two remotes as required by plan
- Driveway poured width of garage with broom finish
- 5 exterior door styles to choose from



## High Efficiency Standards

- R-40 attic insulation for improved heat retention
- R-12 insulation in undeveloped basement
- R-20 insulation to exterior walls of finished house areas
- 50 US Gallon dual power vent hot water tank
- Drip-style humidifier and humidistat
- SOL-R 2 Shield triple-glazed windows
- Spray foam insulation to rim joists decreases air leakage and increases the efficiency of your home
- Single-stage programmable thermostat
- High efficiency furnace (two furnaces required for homes over 2300 sq. ft.)
- Airtight electrical boxes improve air tightness of home
- One active heat recovery ventilator (HRV) with timer switch



## It's All in the Details

- Furnace and duct cleaning prior to possession for ultimate performance
- 24" on-centre framing for all exterior and garage walls
- Engineered floor joists 19.2" on-centre for minimized floor deflection
- All tiling is finished with plastic schulter to provide a clean and complete look
- Subfloor OSB board glued and screwed to reduce future noise
- Extensive selection of cabinet stains and colours
- Extensive cleaning of home prior to possession
- Central vacuum system rough-in
- Exterior soffit plug and switch
- Fiberglass front door
- High-density polyethylene foundation wrap provides highly effective foundation damp-proofing
- Increased joist depth minimizing the number of basement teleposts allowing for maximum efficiency in basement development
- One egress compliant renovator window to allow for drywall access for future basement development
- 3-piece rough in to basement for future bathroom



## Our Service Goes Far Beyond Your Possession

- Dedicated and knowledgeable Area Sales Manager to help you create your dream home
- Selections Coordinator to help you arrange your selection appointments
- Interior Design Consultant to help you choose the selections that bring your home together
- Cabinet Design Specialist to help you assess all of your cabinetry requirements
- Detailed on-site inspections
- Financial services with competitive pre-negotiated mortgage rates
- Legal fees and disbursements are included when our preferred lawyer is used in the purchase of your new home
- From your personal computer Your Home OnTrack allows you to track the progress of your home without having to set foot on a construction site
- Cedarglen Realty Service to help lighten the load of selling your current home
- Dedicated Customer Liaison is your point of contact throughout the building process and your one year warranty period
- Five-year Alberta New Home Warranty program

