

General

- Up to 45 oz stain resistant carpet with full 8 lb under carpet cushion
- Resilient no-wax vinyl flooring
- White painted trim with 356 casing and 3140 baseboard
- Stub wall capped with painted woodwork
- Titanium closet organizers with continuous slide shelf*
- Lighting package complete with hanging pendants in kitchen and half bath
- Satin chrome on front door deadbolt and passage lever, and interior levers and hinges
- Raised panel passage and bi-fold doors
- Decora switch plates - switches only
- Multi-media outlets with CAT5e (computer/telephone) and RG6 (video) lines in convenient room locations (Lines are terminated in room locations but un-terminated at basement panel)
- Furnace and air duct cleaning service

Kitchens

- Maple cabinets with brushed chrome hardware and matching toe kicks
- Flat lay counter tops with full height backsplash tile
- Double stainless sinks with single lever pull out faucet
- Refrigerator, dishwasher, range and 6" vented hood fan (wired on a separate circuit), choice of white or black

Bathrooms

- Full width vanity mirrors
- Flat lay vanity tops
- One piece tub/shower in main and master baths*
- Vanities in maple with brushed chrome hardware and matching toe kicks
- Tile to ceiling above all tub and shower stalls

Added Value

- Mortgage Application Fee, CMHC Application Fee and Appraisal Fees (to a combined maximum of \$250)
- Legal fees, including disbursements and registration of title through Heartland's lawyer

Warranties

- Heartland's One-Year Comprehensive Service Warranty
- Alberta New Home Warranty Five Year Structural Warranty

Exterior Features

- Front yard sod
- Low maintenance vinyl siding and windows
- Engineered wood trim on exterior
- Soffit outlet on separate circuit with switch
- 35 year Harmony fiberglass shingles
- Pre-finished aluminum fascia, soffit and eaves trough
- Fibreglass insulated exterior door(s)
- Factory installed security strikers
- Dead bolts with a full 1-inch "throw"
- Wood toe kicks below all exterior doors
- Settlement-proof concrete steps and wooden front porches
- One exterior hose bib (tap)
- Window grills to enhance front elevations on select models*
- Deck starter board*
- Electrical outlets at exterior doors

Construction Features

- 2x6 exterior walls with R-20 insulation and 6mm poly
- R-40 ceiling insulation
- High-efficiency (90% fuel efficient) natural gas furnace c/w digital thermostat, and tray humidifier
- 65 gallon electric hot water tank with separate circuit
- Rough-in for central vacuum
- Engineered roof truss system
- Engineered floor system*
- A minimum 3/4" tongue and groove sub-floor system – glued, nailed and screwed
- Exterior basement walls strapped and insulated to full height with R12 batt insulation
- Painted stairs in undeveloped basements
- 32 circuit electrical panel – 100 amp service
- Additional outlet at electrical panel

Builder Confidence

- Unprecedented 10-time winner of the Alberta New Home Warranty Program's "Customer Choice" Award
- Certified Master Builder
- Platinum Award for Distinction from Alberta New Home Warranty for 25 years of exemplary customer service
- Member in good standing with Calgary Regional Home Builders' Association

- * Varies depending on plan, please refer to drawings for details
- ** Specifications on the 'Schedule B' supersede this document.