

9 VANVELLER

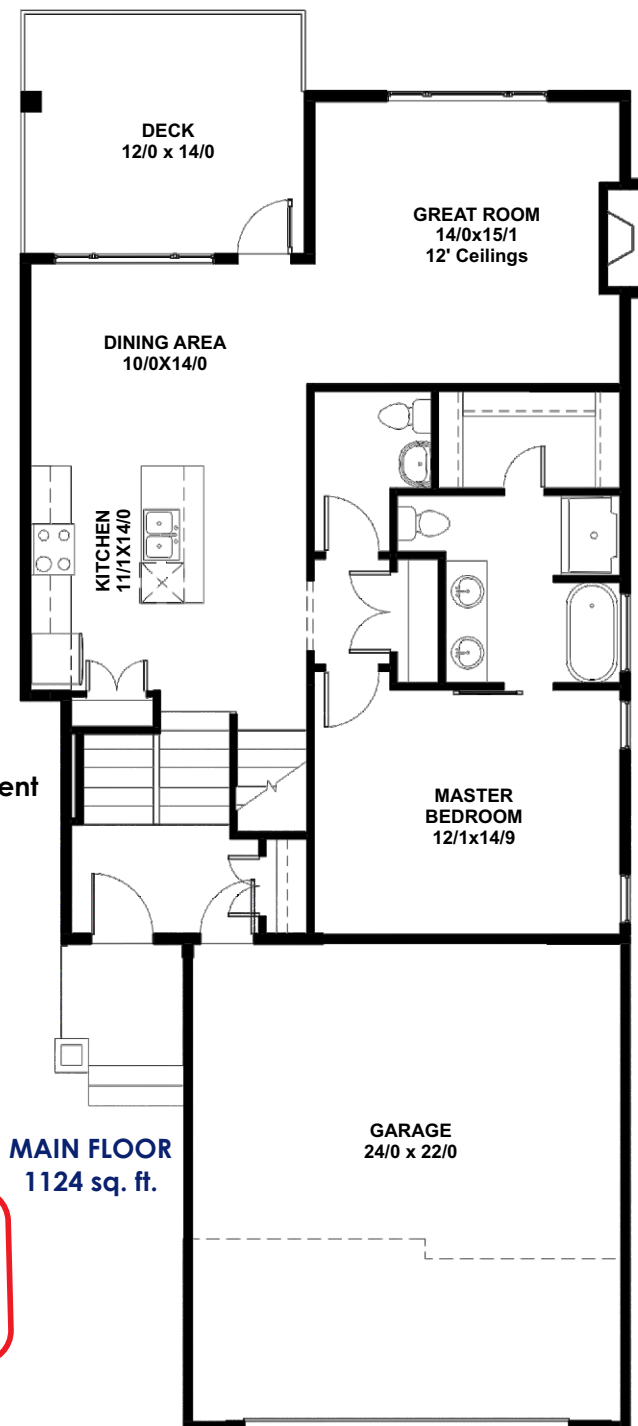


SHOW HOME

- 1,471 Square Foot Modified Bi-Level
- 5 Bedrooms/3.5 bathrooms
- 906 Square Feet of basement development
- 24' x 22' attached garage
- Walk-out backing on to a greenspace
- Features on reverse

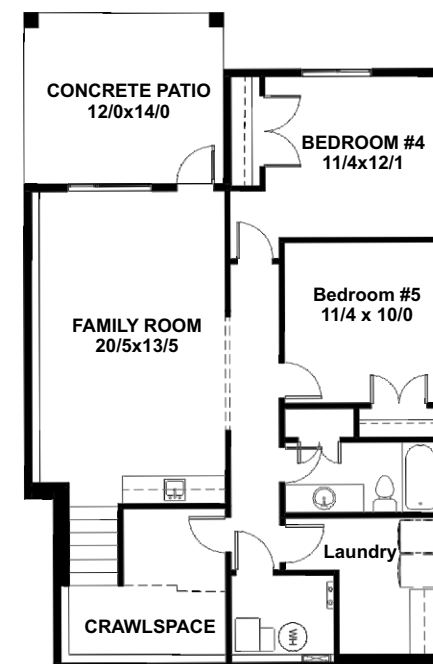
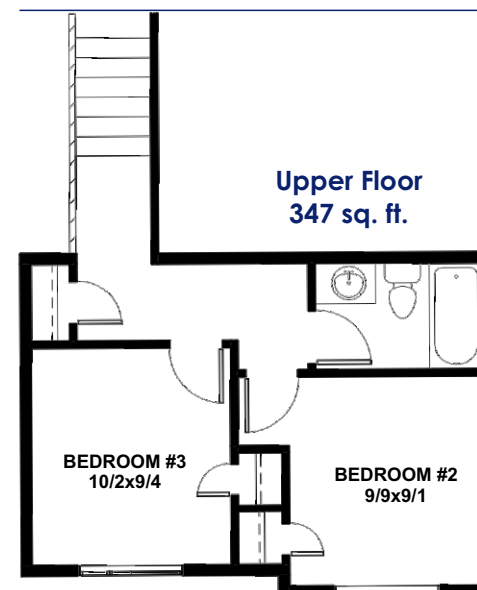
**Under Construction
For Sale**

TrueLineHomes.com
403.341.5933



Sylvan Lake

9 VANVELLER WAY.



See Back For
Details

TRUE-LINE STANDARD FEATURES ...

- 11 interior door styles to select from
- 5 finishes for door knobs or levers to select from
- Multiple styles of bathroom hardware to select from
- 1 Main & 1 accent colour of high quality paint
- 4" base & 3" case painted MDF
- 9' Ceilings main floor
- Full height tiled kitchen backsplash
- Waterline to fridge
- Drip-free bathroom fans
- Roughed in vacuum system
- TV & phone outlets in all bedrooms & living areas
- Christmas light plugs in soffit with switch in front closet
- 8'4" foundation walls
- 6 mil poly under basement slab
- 16" on centre silent floor system
- Premium sub flooring; glued & nailed
- Poured concrete driveway & sidewalks
- Rock accents on exterior
- Limited lifetime architectural shingle
- High-efficient furnace
- High-efficient water tank
- HRV System
- Tyvec Home Wrap System
- Upgraded insulation R22 Walls, R50 Ceiling
- Insulated rim board R14

CHOICE FEATURES IN THIS HOME ...

- Developed basement with 2 bedrooms, 1 bathroom, custom wet bar, family room and lounge area
- Upgraded cabinets, flooring, woodwork and lighting package
- 12' Vaulted ceilings in great room
- Walk-out basement
- Quartz countertops throughout
- Undermount sinks throughout
- Premium stainless steel appliance package
- Tiled shower in ensuite
- Soaker tub in ensuite
- Roughed-in underslab heat in basement
- Rear Deck, 12'x14' dura deck with aluminum railing, soffit under
- Gas line to deck
- Gas fireplace in great room
- SunStop Low E argon filled windows
- Tankless hot water system
- 22' x 24' attached garage with 220V
- Garage dry sump and heater rough-in
- Exterior accents
- Security system

**FOR
SALE**

Original Price of Home : \$624,957
Less Promotion : - \$25,000
Purchase this house today : \$599,957*
(including lot & GST)

TrueLineHomes.com
403.341.5933



The Alberta
New Home
Warranty
Program

