

31 VANSON CLOSE

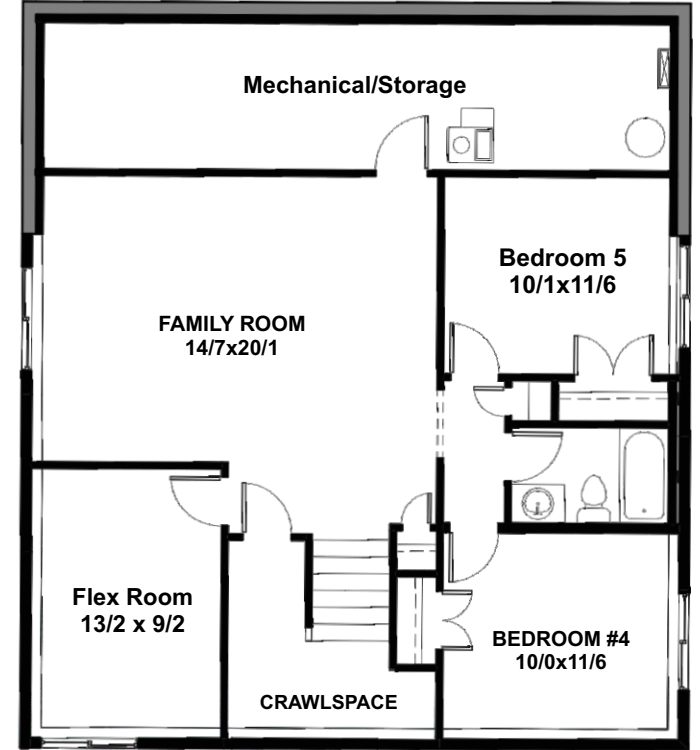
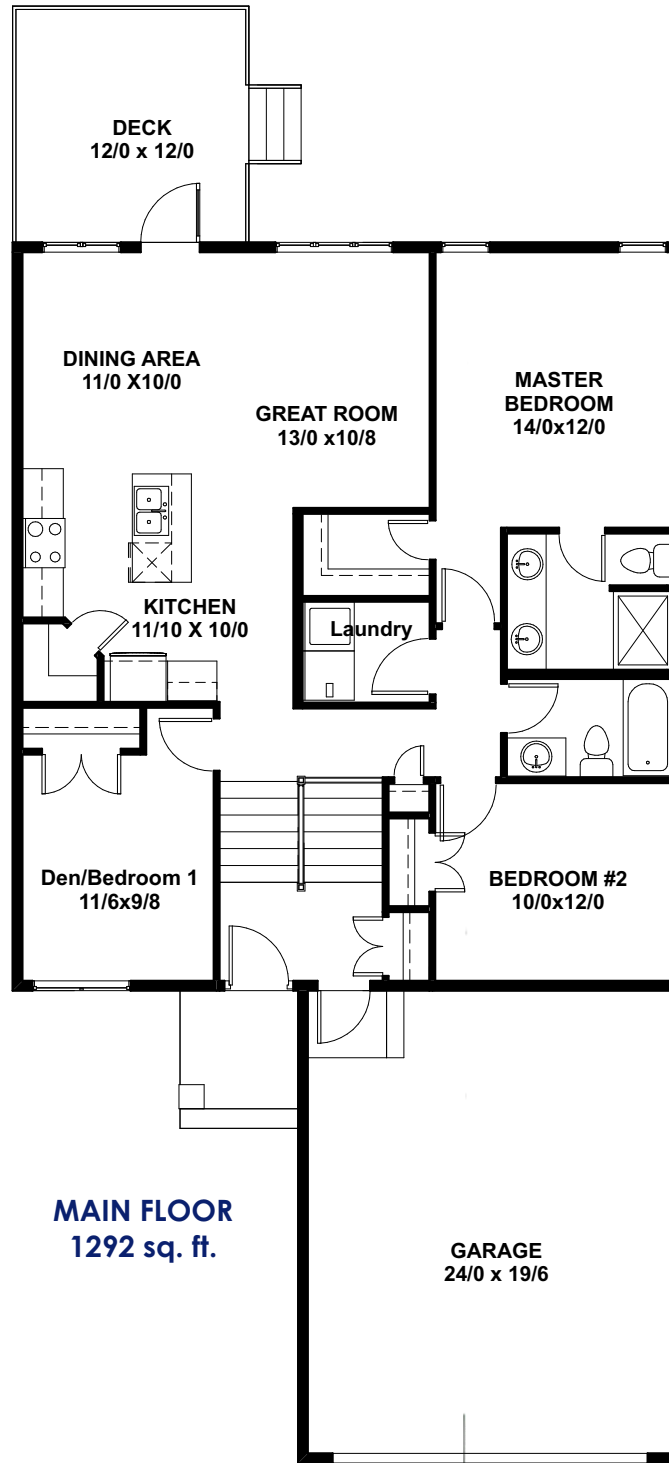


SHOW HOME

- 1,292 Square Foot Bi-Level
- 3 Bedrooms/2 bathrooms
- 24' x 19'6" attached garage
- Quiet Close
- Features on reverse

FOR SALE

TrueLineHomes.com
403.341.5933



FUTURE BASEMENT DEVELOPMENT
Approx. 916 sq. ft.

Develop the Basement for \$48,970 plus GST

- With this current floor plan
- Carpet throughout
- 4 piece bathroom w/ tile flooring & 5' acrylic tub with shower tub
- Floor plan can be modified to customer specs

See Back For
Details

True-Line Homes Standard Construction Features . . .

Exterior Features:

- Exterior finishes to developers specs & locations
- Limited Lifetime architectural shingles
- Standard Vinyl siding
- Fiberglass Front door
- Augusta Front door hardware
- Tyvek home wrap system
- 7/16" OSB roof sheathing
- Low E windows
- Garage Sump - Dry
- Garage Door opener with two remotes
- Poured concrete driveway & sidewalks on urban properties
- Basic grading away from home with onsite mat

Interior Features:

- 9' ceilings on the main floor, 8' upper floor on 2 Storey
- 8' ceiling in basement
- 1 Main + 1 Accent colour of high quality paint
- 11 Interior door styles to select from
- 5 Finishes for door hardware to select from
- Multiple styles of bathroom hardware to select from
- Full height tiled kitchen backsplash
- Wire shelving in pantry and closets

Construction Features:

- Shut off valves on all sinks, toilets & exterior taps
- Drip-free bathroom fans
- Waterline to fridge
- Exterior electrical outlets in soffit with switch in front closet
- Painted MDF 3" baseboards and 2" casing
- 16" on center silent floor system
- 3/4" premium subflooring; glued and nailed
- Batt insulation R20 in walls, R40 in ceiling
- Insulated Rim Board R14
- High-efficiency Furnace & #40 High efficiency HWT

Choice Features in This Home...

- Upgraded cabinets, flooring, woodwork and lighting package
- Quartz countertops in the kitchen and Undermount sink
- Stainless steel appliances: Fridge, Stove, Microwave and Dishwasher
- 2 sinks in Ensuite
- Main floor Laundry with Floor Drain
- Blinds on Main Floor
- Front exterior rock trim and modern garage door
- Covered 6' x 6' Veranda with Moisture Shield composite decking
- Rear Deck, 12' x 12' Moisture Shield composite decking
- Gas line to deck
- SunStop Low E argon filled windows
- Garage dry sump and heater rough-in
- Modern Exterior accents
- HRV System
- Sod, rock and basic landscaping

**FOR
SALE**

Original Price of Home : \$507,900
Less Promotion : - \$8,000
Purchase this house today : \$499,900*
(including lot & GST)



The Alberta
New Home
Warranty
Program

