



STANDARD FEATURES AND SPECIFICATIONS

Arbour Cottage Series

EXTERIOR

Vinyl siding & white vinyl soffit
30-year architectural fiberglass shingles
Colour coordinated metal fascia
Insulation: R22 walls; R40 ceiling (24 wide's R44);
R48 floor
Engineered roof trusses to 2.8 KPA snow load
4/12 pitch roof with 7/16" roof sheathing
16" eave on HE; 12" on long walls
14 & 16 wide's: 2x10 joists at 16" o.c. & 12" tubular frame
20 & 22 wide's: 12" Engineered I-Joists at 16" o.c.
& 12" tubular steel frame
24 wide's: 14" open web joists at 19.2" o.c. w double LVL
19/32" T&G OSB subfloor glued and screwed
2x6 side walls at 24" o.c.
6 MIL Poly vapour barrier in ceiling and sidewalls
3/8" wall sheathing on inside & outside of exterior walls
2 Weatherproof exterior GFI receptacles
Exterior Frost-free tap – kitchen sink
Separate receptacle for heat tape

EXTERIOR DOORS

Insulated steel exterior doors, 36" front and rear
(where possible) with peepholes and deadbolts
Lever door handles
LED Pot lights at all exterior doors

WINDOWS

1.4 U Value, dual Low E argon filled
PVC windows and sills with screens
Specialty windows as per plan (some models)

KITCHEN

PVC cabinet doors with knobs and top row drawers
4" ceramic tile backsplash at with tile edging
Adjustable shelf in all cabinets - (2) upper and (1) lower
Upper corner cab - narrow reed glass
Microwave cabinet with separate circuit (most models)
Roller drawer slides
Double stainless-steel sink
Single lever faucet with vegetable sprayer
Stainless Steel kitchen appliances
18 cu. ft. frost free refrigerator
30" electric self clean ceran top range
2-speed range hood with light and fan vented to exterior
Communication box (empty) at kitchen area

UTILITY ROOM

High-Efficiency Natural Gas Furnace w Electronic Ignition
Electric hot water tank
100-amp electrical panel
Plumbed and wired for washer/dryer (some models)
Dryer vent rough in
Shelf over washer/dryer area
Insulated lines in HWT cavity

BATHROOMS

Single lever faucets in all baths
4" ceramic tile backsplash at vanities with tile edging
Walled tub/shower with single lever pressure balanced
faucet in all baths
Showerhead and shower rod in all baths
Towel bar and towel ring (most models) in each bath
Cosmetic box in main bath
GFI receptacle in all baths
Exhaust fan with humidistat in main bath
Exhaust fan in ensuite on separate switch
Theatrical lights in all baths

INTERIOR

Decorative vinyl covered drywall
2x4 interior walls / 8' sidewalls
Plush carpet in bedrooms only
Quality vinyl floor covering
Vinyl wrap moulding throughout
White embossed passage doors with lever handles
Cathedral ceiling throughout (Including deck)
Ceiling lights in all bedrooms
Wire only ceiling light in living room
Pendant light in dining room
White switches and receptacles
Solid shelving in all closets

MISCELLANEOUS

Electric smoke/CO detector(s)
Main electrical conduit through floor
Programmable thermostat
Airtight Protocol
LED Lights/bulbs throughout

**ALL HOMES ARE BUILT TO MEET OR EXCEED
CSA A-277 SPECIFICATIONS**

**ENERGY ZONE UPGRADES MAY BE REQUIRED
HOME IS BUILT TO MEET ENERGY ZONE 7A (AB)**

ALL PRICES ARE F.O.B. LETHBRIDGE, AB

ALL PRICES DO NOT INCLUDE GST

ALL PRICES DO NOT INCLUDE ASSOCIATION FEES

STANDARDS IN EFFECT AS OF MARCH 6/2026

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