



STANDARD FEATURES AND SPECIFICATIONS

Arbour Cottage Series

EXTERIOR

Colour coordinated metal fascia
Vinyl siding & white vinyl soffit
4/12 pitch roof
2 Exterior GFI receptacles
Exterior frost-free tap - kitchen sink
30-year architectural fiberglass shingles
7/16" roof sheathing
16" eave on HE, 12" on long walls
Separate receptacle for heat tape
Engineered roof trusses to 2.8 KPA snow load
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 frame
24 wide's: 14" open web joists at 19.2" o.c. with double LVL
3/8" wall sheathing on inside & outside of exterior walls
Insulation: R22 walls; R40 ceiling (24 wide's R44);
R48 floor
2x6 side walls @ 24" o.c. - 8' walls
19/32" T&G subfloor
12" tubular steel frame with detachable hitch
(Except 24' models)

EXTERIOR DOORS

Insulated steel exterior doors, 36" front and rear
(where possible) with peepholes and deadbolts
Lever door handles
Coach lights at all exterior doors
Covered decks receive exterior pot light ILO std coach light

WINDOWS

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

KITCHEN

Adjustable shelves in all cabinets - (2) upper & (1) lower
Double stainless-steel sink
Roller drawer slides
PVC cabinet doors
18 cu. ft. frost free refrigerator
30" electric range with clock and timer
2-speed range hood with light and fan vented to exterior
White kitchen appliances
Communication box (empty) at kitchen area
Single lever faucet with vegetable sprayer
Upper corner cab - narrow reed glass
Microwave cabinet with separate circuit (most models)

UTILITY ROOM

Plumbed and wired for washer/dryer (some models)
Natural gas high efficiency furnace
Dryer vent rough in
Electric hot water tank
Overhead solid shelf at washer/dryer area
Insulated lines in HWT cavity

BATHROOMS

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

INTERIOR

Cathedral ceiling throughout (Including deck)
Decorative vinyl covered drywall
6 mil. vapour barrier includes switches and receptacles
Plush carpet in bedrooms only
Quality vinyl floor covering
Ceiling lights in all bedrooms
Wire only ceiling light in living room
Pendant light in dining room
Solid shelving in all closets
White embossed passage doors with lever handles
4" ceramic tile backsplash at kitchen and vanities with
tile edging
2x4 interior walls
Vinyl wrap moulding throughout

MISCELLANEOUS

Electric smoke/CO detector(s)
100-amp service panel
Main electrical conduit through floor
White receptacles and switches
LED Light bulb package
Programmable thermostat
Airtight Protocol

**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 2/14/25**

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