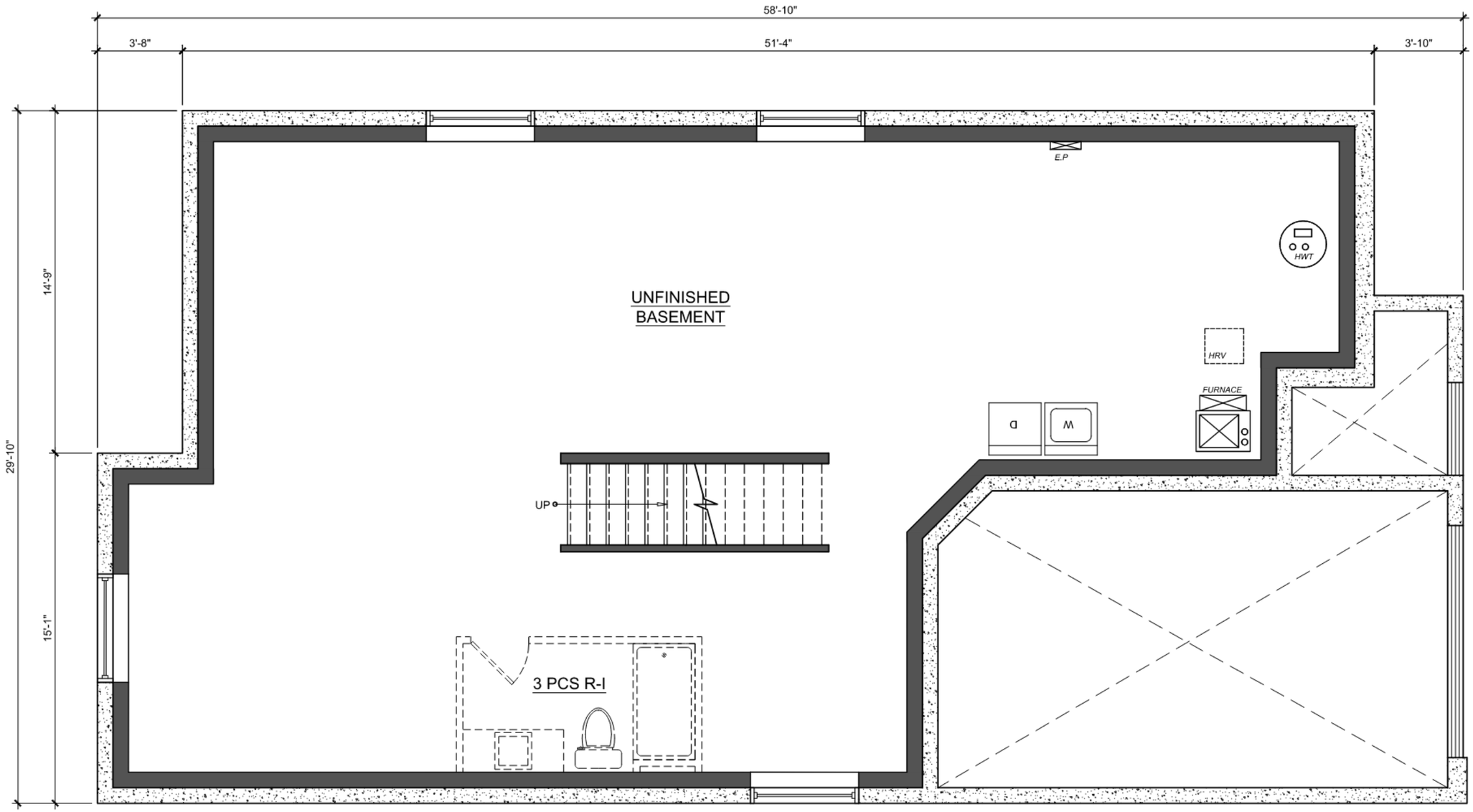
3 BEDROOMS / 2 BATHS
1310 SQFT BUNGALOW

THE NELSON II

DESIGN BY:
OAKLINE ARCHITECTURE

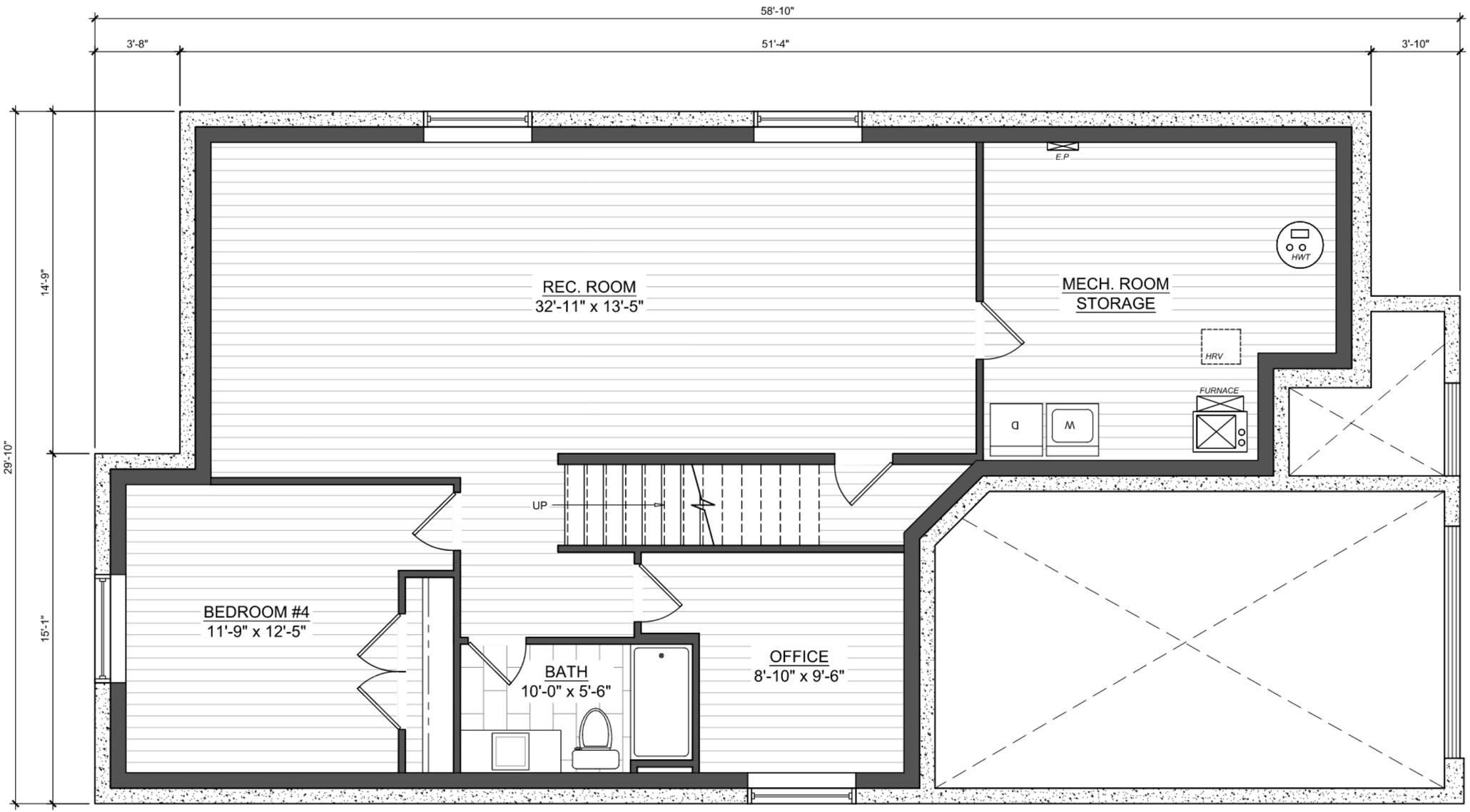
CONSTRUCTION TMJ

UNFINISHED BASEMENT LAYOUT



UNFINISHED BASEMENT
0 SQFT

OPTIONAL FINISHED BASEMENT LAYOUT



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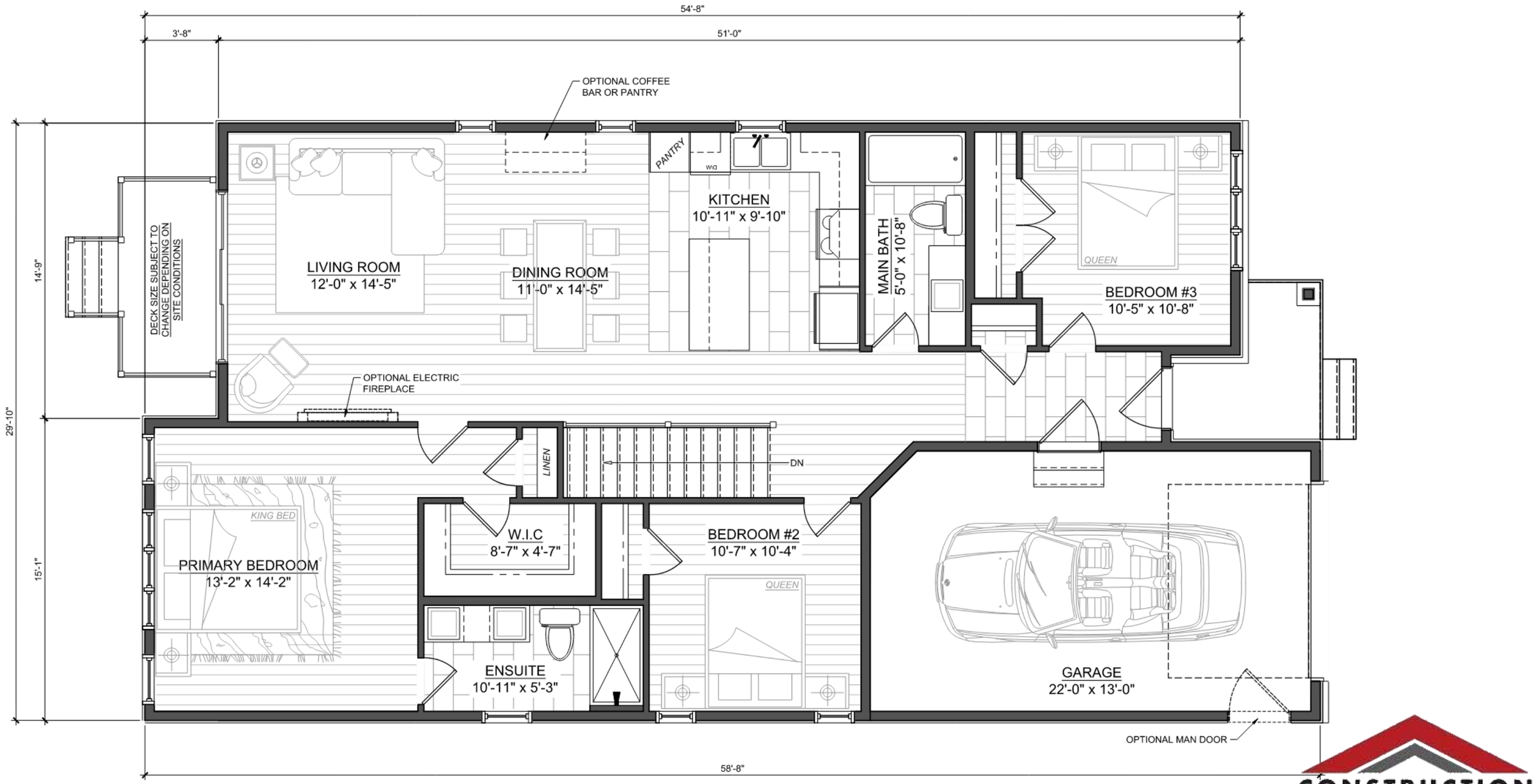
OPTIONAL FINISHED BASEMENT
+ 850 SQFT

GROUND FLOOR LAYOUT



GROUND FLOOR
1314 SQFT

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SINGLE-FAMILY | SPECIFICATIONS & FEATURES

FOUNDATION & CONCRETE

- Poured footings and foundation walls reinforced with rebars (as per architect plan)
- Drainage installed around footing and connected to city storm or sump pump
- Platon system membrane Installed on foundation
- 4″ poured concrete garage floor (broom finish)
- 3″ poured concrete basement floor
- Poured concrete front porch (broom finish)
- Sand finish on exterior foundation walls
- 7′ 10″ basement wall height

FRAMING

- Steel beams and teleposts (as per architect plan)
- Engineered designed floor joist covered with a superior grade aspenite
- Exterior walls are 2″ x 6″ wood studs @ 16″ covered with 7/16” aspenite
- Garage walls are 2″ x 6″ wood studs @ 16″ covered with 1/2” drywall
- All interior walls are 2″ x 4″ wood studs @ 16″ covered with 1/2” drywall (mould resist drywall in bathroom)
- Engineered designed roof trusses covered with 15/32” aspenite
- 8′ standard wall height on first floor on all bungalow houses

INSULATION

- R-20 blanket insulation on basement exterior walls
- R-22 exterior walls
- R-60 attic blown insulation
- Low expansion foam around all exterior windows and doors
- Acoustical caulking where required
- 6 mil. vapour barrier
- Tyvek on exterior walls

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WINDOWS & DOORS

- Modern-style black aluminum windows in front of house
- White PVC windows on sides and rear of house
- Black insulated garage doors
- Steel insulated front and garage doors
- 54” sliding windows in basement
- 6′ white PVC patio door
- Brushed nickel entrance door handles and deadbolt

EXTERIOR FINISHES

- Mix of stone and LP Smartside on front of house
- House number installed in stone
- Vinyl siding on sides and rear of house
- Black soffit and fascia
- 1 exterior frost-free hose bib
- Electrical door chime
- Architectural shingles
- Maximum roof vents
- Rear deck is pressure-treated wood, approximately 4′ x 8′

KITCHEN

- Custom made kitchen cabinets
- Polyester doors with soft close hardware on doors and drawers
- Double stainless-steel sink with chrome finish Gerber faucet
- Fridge water line with valve
- Dishwasher rough-in
- Laminate countertops

BATHROOMS

- Custom-made bathroom vanities
- Polyester doors with soft close hardware on doors and drawers
- Laminate countertops
- Square white sink with Delta faucet
- Mirror installed over vanities
- 1-piece fibreglass tub and shower
- Gerber toilet
- Delta shower trim

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FLOORING

- Ceramic tiles in entrances, kitchen and bathrooms
- Laminate in living room, dining room, bedrooms and hallways
- Carpet in stairwells

INTERIOR FINISHES

- All interior walls and ceilings have 3 coats of joints, sanded and 1 coat of primer
- Professionally painted (2 colours included)
- White finish ceiling, trim and doors
- Modern style 4 1/2” baseboards and 2 1/2” casings
- Modern style doors
- French doors on closets (except W.I.C.)
- Brush nickel lever action door handles and knobs
- Interior oak or maple railing and nosing (custom stain)
- Closet standard shelf and rods

MECHANICAL & ELECTRICAL

- 200 Amp. electrical service
- White decora electrical receptacle and switch (as per ESA code)
- Standard electrical fixtures included
- All light bulbs and pot lights are LED
- White cap on box over dining room table
- Garage door receptacle
- Smoke and carbon monoxide detectors (as per building code)
- Natural gas H.W.T. (rented)
- High efficiency natural gas air furnace (96%, DC motor)
- Heat recovery ventilator (HRV)
- Dryer, stove and bathroom fans vented outside
- Pex water plumbing

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LANDSCAPING

- Graded as per grading plan
- Sod throughout the property
- Paved driveway (one year after occupancy)

WARRANTY

- 7 years Tarion Warranty
- House deposit covered up to $60,000

Michel Léger, eXp agent

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