

1110 17th AVENUE NW
GENERAL SPECIFICATIONS

GENERAL

- Main floor - 1054 sq.ft.
- Upper floor - 1100 sq.ft.
- Basement - 1054 sq.ft.
- Total all levels - 3208 sq.ft.
- Wide inner-city lot, 37.5' x 120'
- Double car detached garage (standard option)
- 9' Flat, painted ceilings (all floors)
- Fully landscaped and fenced
- Rear deck

EXTERIOR AND BUILDING ENVELOPE

- Pre-cast concrete foundation insulated to R28
- 1 x 4 Pre-stained vertical grain fir facade
- James Hardie cement board siding
- Standing seam metal roof
- Pella Lifestyle windows and doors, Low E II with Argon, factory painted components
- 2lb Icynene spray foam in rim and cantilevers
- R54 hybrid attic insulation
- One layer Tyvek air barrier and two layers of 30 min building paper under all cladding
- Rain-screen installation under wood cladding
- Strict window preparation and installation using Bakor Blueskin and Blueseal sealing of all window and door flanges

MECHANICAL SYSTEMS

- Navien CH-240 tankless, combi, high efficiency water heater
- 4" Concrete basement slab with single zone in-floor heat
- Recirculation line to all locations
- Emergency laundry drain
- 2 Freeze proof lawn service outlets
- Natural gas BBQ hook-up
- Napoleon 9600, 2-stage 96% efficient with variable speed motor, 20x25x5 MERV 11 filter and filter rack
- Honeywell T6 thermostat
- General Filters 1042 flow through humidifier
- Lifebreath RNC-5 Heat Recovery Ventilator
- Panasonic 80 CFM bath fans with times
- 200 amp Electrical service to garage with subpanel to house

INTERIOR FIXTURES AND FINISHINGS

- 30" Wolf gas range (GR304)
- 30" Miele bottom mount fridge/freezers (KFN9855iDE)
- Miele dishwasher (G4228 SCU)
- Ventahood stainless liner, 300 cfm (BH128SLDSS)
- Plywood construction custom cabinetry throughout
- Wood veneer and UV top coated gloss cabinetry
- Baltic birch drawer boxes with full extension Hettich glides
- Soft close doors and drawers
- Emtek hardware throughout
- Granite and quartz countertops throughout
- Kentwood white oak hardwood floor with natural oil coating on main floor, upper floor and stairs
- Mohawk Sisal Ridge, 100% BCF Olefin carpet with Scotch Guard warranty, Scotch Guard stain release carpet
- Ceramic floor and wall tile
- Wedi shower systems in all bathrooms (walls)
- Schluter coil floor heat in ensuites with integrated Ditra uncoupling membrane
- Flat panel, solid core, custom made 7'6" lacquered passage doors
- 6" Baseboards
- 3.5" Door casings
- Painted MDF closet organisers and shelving
- 2 Coats primer, 2 coats trim lacquer
- 1 Coat primer, 2 coats of Benjamin Moore wall paint
- 4" Elite pot lights throughout
- Decora plugs and switches
- Desinger lighting
- Built-in vacuflo rough-in
- Built-in infrared sauna in basement bathroom

SECURITY

- Hikvision security (4) cameras with 8 channel NVR
- Security system rough-in
- Multipoint locking on all exterior doors
- Oversized basement window wells

WARRANTY

- New Home Builder Warranty provided through Travelers Insurance
- 1 Year builder workmanship warranty
- 2 Year systems warranty
- 5 Year building envelope warranty
- 7 Year structural warranty
- 10 Year appliance warranty
- 10 Year carpet warranty
- 15 Year warranty on basement foundation concrete
- 20 Year warranty on windows and doors
- 50 Year warranty on metal roof

QUALITY CONTROL

- Certified Master Home Builder
- Moisture Control Technicians
- Level 1 ITC certified thermographers
- Thermal scans done post insulation and post drywall completion in conjunction with blower door testing
- Thermal scan and blower door test done prior to occupancy

OPTIONAL LANEWAY HOUSE

- Approved and legally conforming by the City of Calgary
- 745sq.ft. of living space
- Live, rent or use as office
- Customizable floorplan to suit
- Separate entrance
- Separate heating, electrical and plumbing systems
- Double car enclosed garage with additional carport
- Private amenity space



Conceptual illustrations only. Project details such as floorplans, specifications, and dimensions are approximate and may not be exactly as shown. Information is subject to change without notice at Builder's discretion. Plans and specifications published by Manor House Crafted Homes Inc., all rights reserved, including the right of reproduction in whole or in part. E&OE.

Warranty coverages are provided by manufacturer or supplier and are subject to confirmation.