

### ➔ Welcoming You Home

Inspired by turn of the century small town train stations, home exteriors feature James Hardie siding in deep reds, blues and grey.

**Avi Urban is the multi-family division of Edmonton and Canada's 2007 Builder of the Year, Homes by Avi.**

### ➔ Contemporary Interiors

- 9' ceilings throughout main level
- Ceramic tile flooring in kitchen, bathrooms and entries
- Plush 40 oz. carpet with 6 lb underlay and 8 lb. underlay on stairs.
- Contemporary fireplace with tile surround option
- Large windows with easy care vinyl cladding flood interior spaces with natural light
- Painted contemporary flat profile baseboards
- Smooth finish interior doors
- Mix and match color selections to customize your home.

### ➔ Kitchens for the Discerning Cook

- Extended height custom cabinets complete with flat panel or shaker doors and stainless barrel pulls. Choose from 3 custom colors.
- Granite solid surface on breakfast bar and kitchen option.
- 2 Rows of glass tile backsplash
- Complete appliance package including oversized fridge, ceran top range, built-in microwave and hoodfan & multi-programmable dishwasher
- Double bowl stainless steel kitchen sink with Moen integra single lever chrome faucet

### ➔ Bathrooms that Shine

- Luxurious ensuite bathroom with 5' oversized shower and tile surround with chrome spa-inspired, Moen faucets.
- Ceramic tile flooring in all bathrooms
- Custom cabinets in main and ensuite bathrooms with contemporary plumbing fixtures.
- Tile backsplash detailing to vanities
- Contemporary bath hardware

### ➔ Added Convenience

- Garage door opener with 2 remotes and keyless entry keypad
- Built-in closet shelving
- Central Vacuum system rough-in
- Wall-mounted plasma TV prewire option
- Full intelligent wiring rough-in
- Garburator rough-in including switch and outlet
- BBQ gas line option to rear deck
- Convenient 2nd storey laundry room

### ➔ Peace of Mind

- Hard-wired smoke and carbon monoxide detectors (no batteries to check or replace)
- Security system pre-wire including 3 motion sensors, 2 keypads
- G.F.I. protected electrical outlets in bathrooms
- 30 year architectural roof shingles with matching flashing
- Highly durable fibreglass entry doors with sleek door hardware
- Fade, damage and fire-resistant James Hardie fibre cement siding
- Arc fault protected plugs to bedrooms
- 1 year builder warranty
- 5 year Alberta New Home Warranty protection on structure

### ➔ Building Solid Foundations

- Insulated and drywalled, attached underdrive two-car garage included in all homes
- 2"x6" exterior walls framed with premium kiln dried spruce studs
- Engineered structural floor joists and trusses
- 23/32" tongue and groove O.S.B floor sheathing-glued, nailed and screwed to floor joists for a quieter floor
- Insulated rim ply

### ➔ Air Quality & Comfort

- Formaldehyde-free batt insulation in exterior walls
- R-40 loose fill attic insulation
- Advance sealing package using non HCFC expanding foam around all window and door openings and all exterior wall penetrations
- Site applied foam insulation to cold areas under living spaces
- Low VOC paints and adhesives

### ➔ Home Systems and Efficiencies

- 92% high efficiency sealed combustion forced air furnace
- 50 gallon energy saver hot water tank.
- Drum humidifier complete with pleated media filter
- Digital programmable thermostat
- Broan ultra silent bath fans
- Hose bib to garage
- Shut-off valves to all sink faucets and water closets
- Dual pane, argon filled Low-E Windows