



Building Upgrades 4912 58 Avenue, Cold Lake, AB

1. 10 Year Progressive New Home Warranty
2. 1401 SQ Feet Hardwood Home
3. 4 Bedrooms (Master Bedroom has a Walk-In Closet and Ensuite bathroom)
4. Finished Basement with In Floor Heating
5. 22'x24' Garage with Belt Drive Garage Door Opener
6. Premium Spray Foam Insulation Throughout Home
7. ICF (Insulated Concrete Forms)
8. Fibreglass Wool Blow In Insulation in Attic with Insulated Attic Hatch
9. All Weather Windows with Casement Triple Argon Filled Glass
10. In Slab & Domestic Energy Efficient Navien Hot Water Heater
11. Energy Efficient Furnace
12. HRV (Heat Recirculating Ventilation System)
13. Energy Efficient Fire Place
14. Roughed in Central Vacuum Cleaner with Entrance Sweep
15. Custom Pot Lights in House
16. Lights in Showers, and Tubs
17. Canadian Maple Hardwood on Main Floor and 2nd Floor
18. Porcelain Tile
19. Oak Dark Brown Cabinets with Crown Molding (United Wood Masters – Bonnyville, Alberta)
20. Cambria Quartz Kitchen Counter Tops
21. Maple Stair Railing with Metal Spindles
22. Upgraded Benjamin Moore Aurora Paint
23. 12'x14' - Heavy Duty Construction Cedar Decking also Entrance and Garage
24. Natural Gas Line Rough in for Future Hook-Ups on Deck and Garage
25. 7'X16' Steel Craft Heavy Duty Garage Door (T-16 R Value)
26. 50 Year Gentex Siding
27. Smart Board Trim on the Exterior of the Home with Flashing
28. Arktechtial Shingles with Lifetime Limited Warranty
29. Luxart Faucets with Lifetime Limited Warranty (Emco)

