



Building Upgrades 709 Pleasant Close, Cold Lake, AB

1. 10 Year Progressive New Home Warranty
2. 1523 SQ Feet Harwood Home
3. Extra Large pie Shaped Lot with Lake View
4. 4 Bedrooms (Master Bedroom has a Walk-In Closet and Ensuite bathroom)
5. Finished Basement with In Floor Heating
6. 22'x26' Garage with Belt Drive Garage Door Opener
7. Spray Foam Insulation Throughout Home
8. ICF (Insulated Concrete Forms)
9. Fibreglass Wool Blow In Insulation in Attic with Insulated Attic Hatch
10. All Weather Windows with Casement Triple Argon Filled Glass
11. In Slab & Domestic Energy Efficient Navien Hot Water Heater
12. American Standard Energy Efficient Furnace
13. HRV (Heat Recirculating Ventilation System)
14. Lennox Energy Efficient Fire Place
15. Roughed in Central Vacuum Cleaner
16. Custom Pot Lights in House and Continued Outside on Returns
17. Lights in Closets, Showers, and Tubs
18. Canadian Maple Hardwood on Main Floor and 2nd Floor
19. Porcelain Tile
20. Oak Dark Brown Cabinets with Crown Molding(United Wood Masters – Bonnyville, Alberta)
21. Cambridge Quartz Kitchen Counter Tops
22. Maple Stair Railing with Metal Spindles
23. Upgraded Benjamin Moore Aurora Paint
24. 26'x12' Cedar Deck - Heavy Duty Construction
25. Natural Gas Line Rough in for Future Hook-Ups on Deck and Garage
26. 8'X16' Steel Craft Heavy Duty Garage Door (T-16 R Value)
27. Gentex Siding
28. Smart Board Trim on the Exterior of the Home with Flashing
29. Arktechtial Shingles with CRC Lifetime Limited Warranty
30. Luxart Faucets with Lifetime Limited Warranty (Emco)