

42 Springfield Blvd



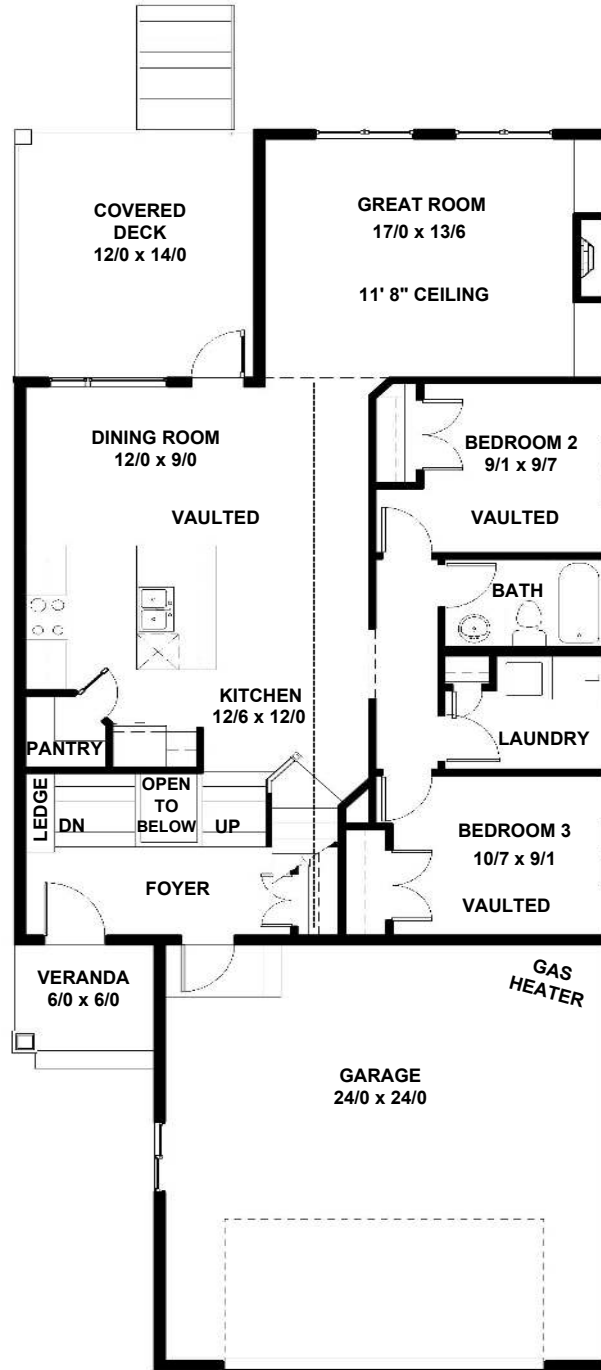
**Show Home
The Clearview**

- 1,625 SQ FT Modified Bi-Level
- 5 Bedrooms / 3 Bathrooms

Features on reverse

**Under
Construction
For Sale**

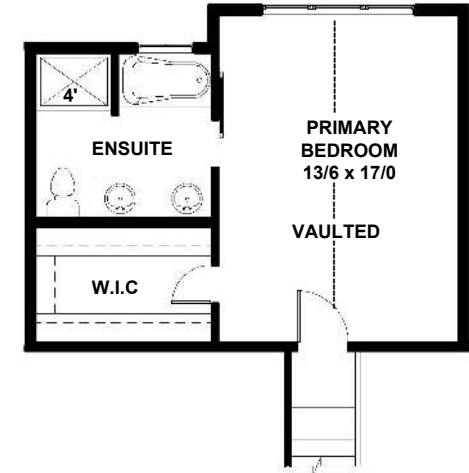
TrueLineHomes.com
403.341.5933



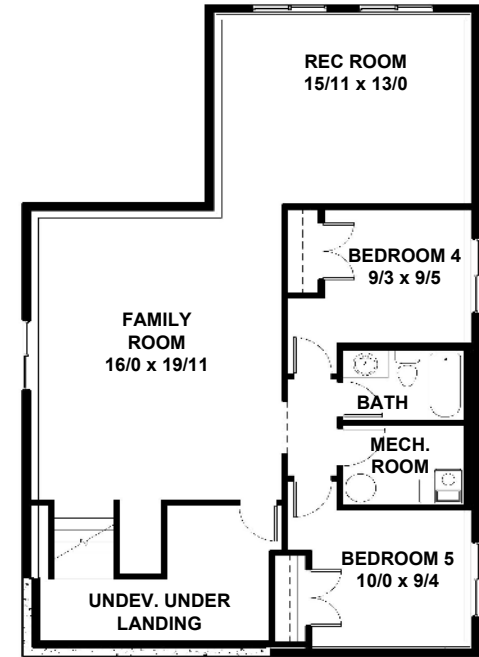
MAIN FLOOR
1,212 sq. ft.

Sylvan Lake
42 Springfield Blvd

SQ FT: 1625 WIDTH: 30'0" LENGTH: 70'0"



UPPER FLOOR
413 sq. ft.



BASEMENT DEVELOPMENT
1,086 sq. ft.

See Back For
Details

TRUE-LINE

DESIGNER - BUILDER

True-Line Homes Standard Construction Features . . .

Exterior Features:

- Exterior finishes to developers specs & locations
- Limited Lifetime architectural shingles
- Standard Vinyl siding
- Fiberglass Front door
- Augusta Front door hardware
- Tyvek home wrap system
- 7/16" OSB roof sheathing
- Low E windows
- Garage Sump - Dry
- Garage Door opener with two remotes
- Poured concrete driveway & sidewalks on urban properties
- Basic grading away from home with onsite material

Interior Features:

- 9' ceilings on the main floor, 8' upper floor on 2 Storey
- 8'-4" ceiling in basement
- 1 Main + 1 Accent colour of high quality paint
- Variety of interior door styles to select from
- Selection of door knobs or levers to choose from w' various finishes
- Multiple styles of bathroom hardware to select from
- Full height tiled kitchen backsplash
- Wire shelving in pantry and closets

Construction Features:

- Shut off valves on all sinks, toilets & exterior taps
- Drip-free bathroom fans
- Waterline to fridge - Roughed-in vacuum system
- Exterior electrical outlets in soffit with switch in front closet
- Painted MDF 4" baseboards and 3" casing
- 16" on center silent floor system
- 3/4" premium subflooring; glued and nailed
- Batt insulation R20 in walls, R40 in ceiling
- Insulated Rim Board R14
- High-efficiency Furnace & #40 High efficiency HWT

Sylvan Lake

42 Springfield Blvd

SQ FT: 1625 WIDTH: 30'0" LENGTH: 70'0"

Lot Size: 40'x116' Lot Value: \$156,000

Choice Features in This Home...

- Upgraded cabinets, flooring, woodwork and lighting package
- Quartz counter tops in kitchen, under cabinet lighting & pantry
- Appliance package
- Blinds package
- Vaulted ceiling on main in kitchen, dining & bedrooms
- 11' 8" Boxed ceiling in Great Room, & gas fireplace
- 5 piece ensuite with 4' shower, double sinks, soaker tub & barn door, vaulted ceiling in primary bedroom
- Main floor laundry room w' floor drain
- Basement development
- SunStop Low E argon filled windows
- #50 Single purpose HWT
- Covered veranda 6'x6' with Trex composite decking
- Rear covered deck 14'x12' with Trex composite decking, & gas line
- Front exterior rock accents, wide trim & verticle siding on front/back
- 24'x24' attached garage, dry sump, gas heater, 220V, & upgraded overhead door
- Landscaping includes sod and basic flower beds

**Under
Construction
For Sale**

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The Alberta
New Home
Warranty
Program



Original Price of Home: \$747,926

Less Promotions: - \$8,000

Purchase this home today: \$739,926

(Including Lot & GST)