

38 Springfield Blvd

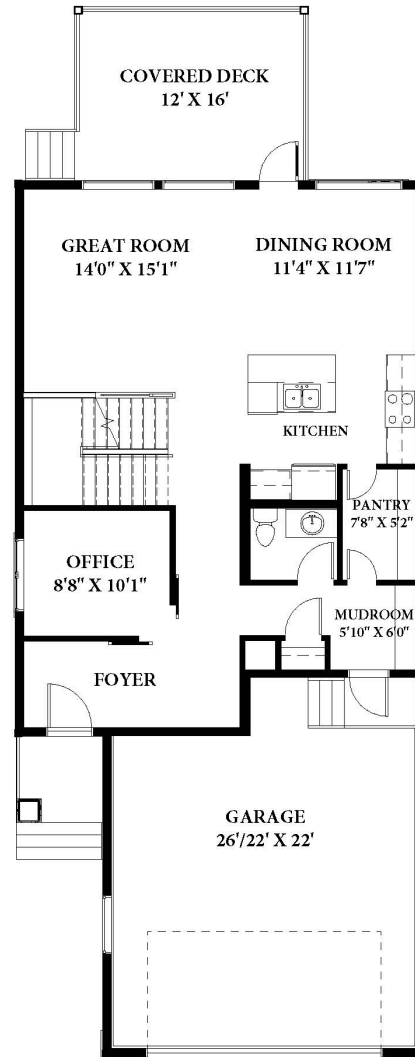


Show Home

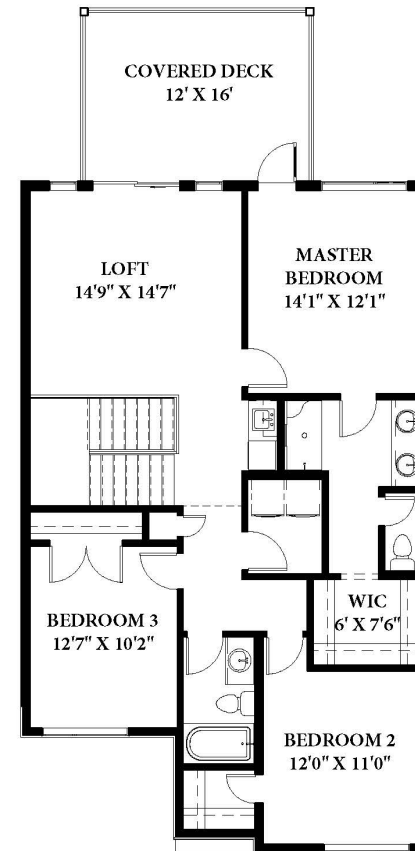
2,216 Square Foot
Two-Storey
5 Bedrooms + Den
3.5 Bathrooms
Attached Garage
26'/22' x 22'

Features on Reverse

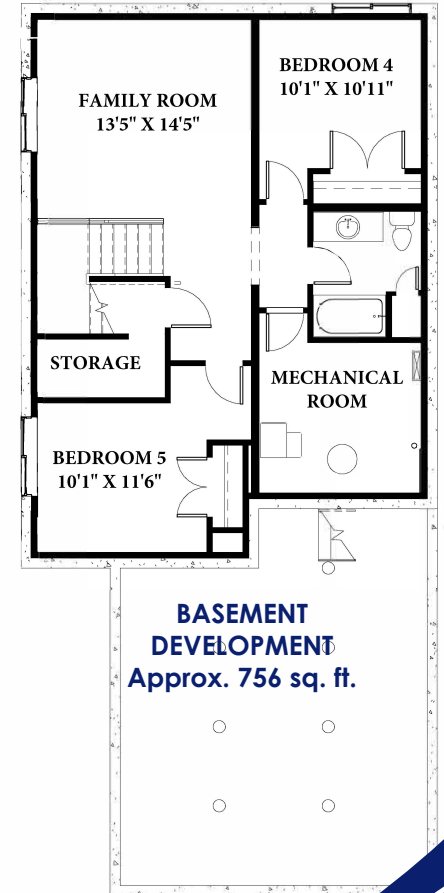
TrueLineHomes.com
403.341.5933



MAIN FLOOR
1,016 sq. ft.



UPPER FLOOR
1,200 sq. ft.



BASEMENT
DEVELOPMENT
Approx. 756 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

38 Springfield Blvd

SQ FT: 2,216 WIDTH: 28'0" LENGTH: 60'0"

Lot Size: 42'x120' Lot Value: \$156,000

Choice Features in This Home...

- Upgraded flooring, woodwork and lighting package
- Upgraded counter tops in kitchen and island
- Appliance package
- Upgraded #50 HWT
- Developed basement
- Wet Bar on Second Floor
- Upgraded insulation R22/R60 in ceiling
- Covered veranda 6x6' with Trex composite decking
- Upper and Lower Rear decks 16'x12' with Weatherdek & aluminum rails
- Gas line to deck
- Sun Stop Low E argon filled windows
- 220 V plug in garage, 1 dry sump
- Overhead heater in garage
- Upgraded garage door w' windows 16'x8'

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Central Alberta
Trust Safety Value



The Alberta
New Home
Warranty
Program



Original Price of Home : \$830,704

Less Promotion : - \$8,000

Purchase this home today : \$822,704

(Including Lot & GST)