



ABBEY MASTER BUILDER

WE CARE AND IT SHOWS



SINGLE FAMILY STANDARD FEATURES

With Abbey, the following features are standard with every new single family home we build!

Structure

- ✓ Tremco Watchdog weather proofing seals the foundation, keeps out water penetration and comes with a 10-year transferable warranty.
- ✓ Weather resistant house wrap underneath the siding protects your home.
- ✓ Engineered silent floor system and beams.
- ✓ Exterior walls are 2" x 6", 16" on center in the house.
- ✓ Exterior walls are 2" x 6", 16" on center in the garage.
- ✓ Sub floors are glued & screwed to reduce floor noise.
- ✓ LVL headers used in the floor system on windows.
- ✓ Pre-manufactured stairs come with under-mount stringers.
- ✓ Treated lumber deck as per plan with stairs (no stairs on walk-outs).
- ✓ 8' 4" ceiling in basement leaves you approx. an 8' ceiling once basement is finished.

Exterior Convenience

- ✓ Homes without an attached garage come with a 20' x 20' gravel parking pad.
- ✓ Poured concrete front walkway.
- ✓ Exterior frost free taps as per plan.
- ✓ Fiberglass exterior doors.
- ✓ 2 weather proof receptacles as per plan.
- ✓ Garage doors 8' in height.
- ✓ 25-year asphalt 3-tab shingles.
- ✓ "Silent" belt drive garage door opener comes with remote digital keypad and 2 remotes.

Interior Convenience

- ✓ Swing doors found throughout (no bi-fold doors).
- ✓ Digital & programable thermostat; wiring with a summer fan switch.
- ✓ 1 cable / phone jack in each bedroom & living room and 1 phone jack in the kitchen.
- ✓ Decor switches used throughout home.
- ✓ Round drywall corners on all vertical wall corners in the house.
- ✓ Rough-in central vacuum system.
- ✓ In-floor heating roughed-in in basement.
- ✓ Kohler Plumbing Package (inc. single lever taps)
- ✓ Polyboots found on all exterior plugs, switches & light boxes.
- ✓ Direct vented 40 US gallon hot water tank.
- ✓ Two stage, 93% efficient, ML193UH Lennox furnace (size determined by home style and size).
- ✓ All ducts are sealed.
- ✓ Full height tile backsplash in kitchen.
- ✓ 1 row of ceramic tile backsplash and tub surround.
- ✓ 3 full coats of latex low luster paint with 2 wall color choices and 1 trim colour.
- ✓ Combo CO₂ / smoke detectors on each level.
- ✓ 8 ½ lb underlay under all carpet.
- ✓ Vinyl windows with a 10-year seal failure warranty.
- ✓ Rough-in plumbing in basement for future washroom.
- ✓ 220 plug in garage.
- ✓ Full glass garden door to deck.
- ✓ Interior walls and ceiling of attached garage are insulated and finished to paint ready stage.
- ✓ Oak / Maple flat panel or Thermofoil raised panel cabinets in various colours to select from.
- ✓ 2" crown moulding on kitchen cabinets.
- ✓ Drawers in all vanities where space permits.
- ✓ Maytag stainless steel fridge, range and dishwasher.
- ✓ Furnace cleaned prior to possession.
- ✓ R-40 insulation in ceilings.

Peace of Mind

- ✓ Abbey covers your legal fees and provides you with a real property report (acreages not applicable).
- ✓ First mortgage interim interest paid until possession.
- ✓ Consultation with an interior decorator included.
- ✓ Your home is covered by Abbey's comprehensive 1 year warranty plus Alberta New Home Warranty's 5 year program.
- ✓ Abbey has 30 years of experience building homes.



www.AbbeyMasterBuilder.ca



The ABBEY Advantage

When you buy a brand new home, you choose your builder based on their reputation and track record. You want to know how long the company has been in business, how stable they are and that they will be around to address any future service / warranty issues.

Consider and compare the Abbey Master Builder Advantage; we are confident that we will come out on top!

Our EXPERIENCE Speaks Volumes...



Celebrating 30 Years: We built our first customer home over 30 years ago.

You Can Rely on Us: We were recently awarded the New Home Warranty Service Award for the 20th consecutive year, confirming our commitment to a quality product along with excellent customer service.

Professional Master Builder: We're one of the few certified builders who carry the provincial designation of "Professional Master Builder," which requires ongoing training and certification to earn this special distinction.

Just to Name a Few: We're a proud member of the Alberta New Home Warranty Program, Central Alberta Home Builders' Association, Built Green and the Better Business Bureau.

Warranty: We offer a 1 year Comprehensive Warranty and a 5 year Alberta New Home Warranty.

No Surprises: We guarantee the price of your home once construction begins, regardless of any price increases.

Custom Fit: We have numerous award winning floor plans and build any style of home to your custom specification.

Proudly Building in Central Alberta: We build in various communities throughout Central Alberta, including Red Deer, Sylvan Lake, Blackfalds, Lacombe and Penhold and have a great selection of lots.

Our SERVICE Is Unsurpassable...



In-House Financing Services

Not sure that you have enough for your down payment? Worried that you won't be approved? Take the guess work out of it and let Abbey arrange for Financing Services. We can help you get preferred rates with a choice of lenders.



Trade-In Your Home Program

Trying to sell your house before you purchase your new home? We offer a Trade-In Your Home program that could help.



Interior Designer at Your Service

We have staff interior designers with award winning design skills working with you throughout the build.



Abbey Sales Consultants, Trades and Suppliers

At Abbey, our Sales Consultants work closely with our customers so that they fully understand what to expect in their investment of a brand new home. They are with you from step one, throughout the build, and afterwards ensuring your complete satisfaction.

Our trade and supplier partners are carefully selected based on their proven experience in the new home industry. Our goal is to make your new home purchase as simple and as enjoyable as possible.

We're here today and we'll be here tomorrow to ensure your new home buying satisfaction...

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