



# ABBHEY MASTER BUILDER

## STANDARD FEATURES - SINGLE FAMILY

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



### 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", 24" on center in the house.
- ✓ Exterior walls are 2" x 6", 24" 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.
- ✓ ACQ wood back deck as per plan with stairs.
- ✓ Front Verandahs as per plan come with skirting.
- ✓ 8' 4" ceiling in basement leaves you approx. an 8' ceiling once basement is finished.

### Exterior Convenience

- ✓ Poured concrete front walkway.
- ✓ Exterior frost free taps as per plan.
- ✓ Fiberglass exterior doors.
- ✓ Garage doors 8' in height.
- ✓ Belt drive garage door opener comes with remote digital keypad and 2 remotes.
- ✓ Triple pane, low-E, argon, white vinyl windows.
- ✓ Full glass garden door(s) with mini blinds to deck.
- ✓ 30 year architectural shingles.
- ✓ 2 weather proof receptacles as per plan.
- ✓ Homes without an attached garage come with a 20' x 20' rear gravel parking pad.

### Interior Convenience

- ✓ Swing doors found throughout with magnet closures (no bi-fold doors).
- ✓ Digital & programable thermostat; wiring with a summer fan switch.
- ✓ 10 low voltage phone/cable hookups (placement anywhere in the home, excluding the garage).
- ✓ Square, rounded or chamfered drywall corners on all vertical corners and square drywall corners on all horizontal corners.
- ✓ Rough-in central vacuum system.
- ✓ In-floor heating roughed-in in basement.
- ✓ Kohler plumbing package (inc. single lever taps).
- ✓ Water shut off valves to all sinks.
- ✓ Polyboxes found on all exterior plugs, switches & light boxes.
- ✓ Direct vented, 50 gallon 65,000 BTU water heater.
- ✓ Single stage, 93% efficient, Lennox furnace.
- ✓ 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 CO<sub>2</sub> / smoke detectors in each bedroom.
- ✓ 8 ½ lb underlay under all carpet.
- ✓ Vinyl windows with a 20-year seal failure warranty.
- ✓ Rough-in plumbing in basement for future washroom.
- ✓ Interior walls and ceiling of attached garage are drywalled and firetaped.
- ✓ 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.
- ✓ Whirlpool stainless steel fridge, stove, dishwasher and over the range microwave.
- ✓ All ducts are sealed.
- ✓ 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).
- ✓ Interest on draw mortgages paid after possession.
- ✓ Consultation with an interior decorator included.
- ✓ Your home is covered by Abbey's comprehensive 1 year warranty plus up to 10 years on select features with Alberta New Home Warranty.
- ✓ Abbey has over 34 years experience building homes.



[www.AbbeyMasterBuilder.ca](http://www.AbbeyMasterBuilder.ca) | 403-343-6513