

## 140 EMERALD DRIVE



## 1908 SQ FT 2 STOREY IN EVERGREEN

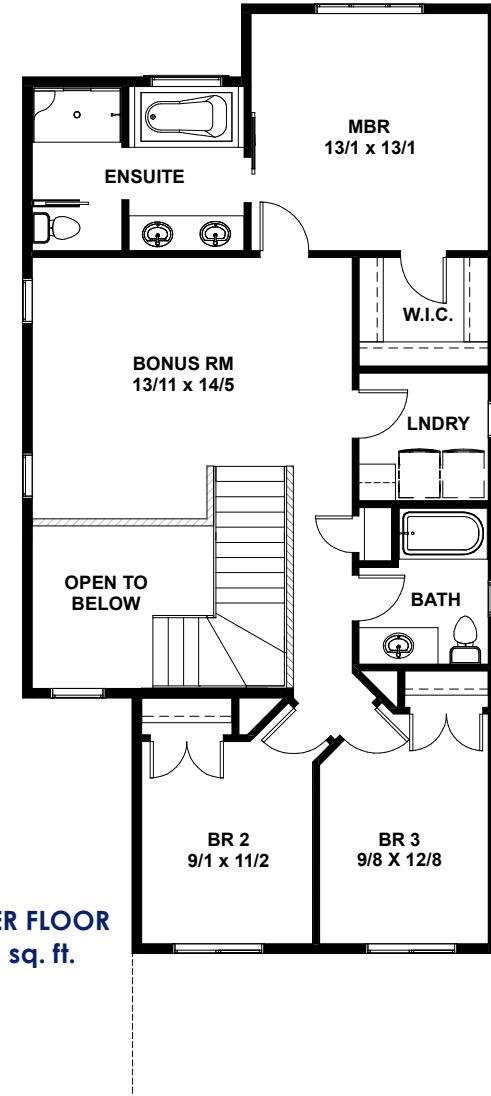
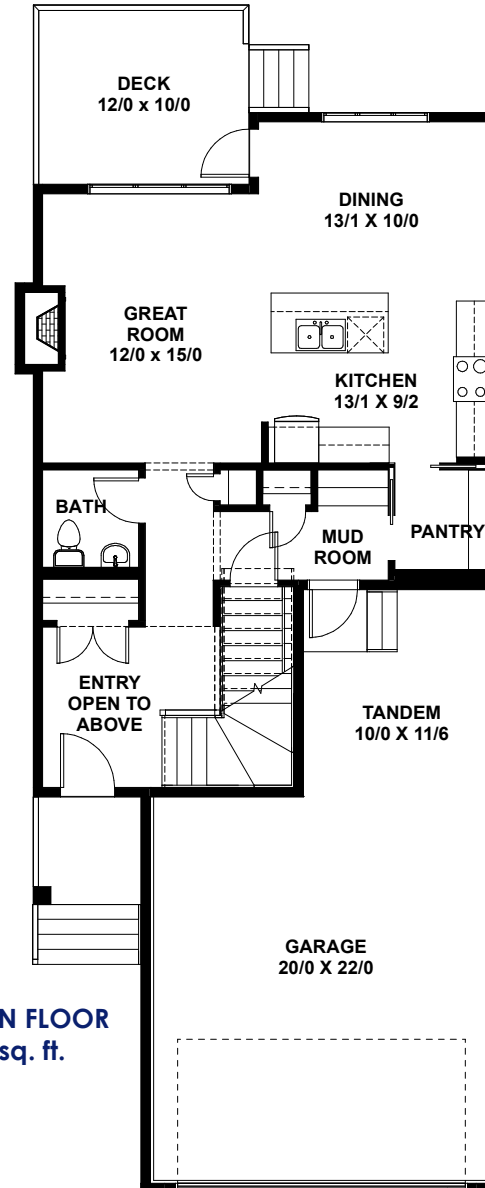
- 1,908 Sq. Ft. Bungalow
- 3 Bedrooms/2-1/2 bathrooms
- Future Basement Development
- 20' x 22' attached garage + tandem
- Trex composite decking on rear deck

- Features on reverse

**Under Construction  
For Sale**

TrueLineHomes.com  
403.341.5933

SQ FT: 1908    WIDTH: 26'0"    LENGTH: 60'0"



See Back For  
Details

### 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' 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 with 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

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### Choice Features in This Home...

- Upgraded cabinets, flooring, woodwork and lighting package
- Kitchen with Quartz counter tops, maple cabinets and custom hood fan
- Walk-through Pantry from Mud Room to Kitchen
- Appliance package
- Blinds package
- Master Bedroom w/barn door entry to 5 piece Ensuite (2 sinks, 4' tiled shower with glass walls, 5' free standing soaker tub), large walk in closet
- Open to Above entry
- Gas Fireplace with rock surround and mantle
- Covered Front Veranda with Trex decking, colour: Beach dune
- Rear Deck, 12'x10' Trex decking, with aluminum railing and gas line
- Exterior rock on front elevation
- SunStop Low E argon filled windows
- HRV System
- Upgraded #50 High efficiency HWT
- Upgraded insulation R50 in ceiling
- 20' x 22' attached tandem garage with 220V, and 1 Garage dry sump

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The Alberta  
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Warranty  
Program



Original Price of House:    \$655,976  
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