

SQ FT: 1856 WIDTH: 40'0" LENGTH: 52'0"

## 62 Eaton Crescent



### Quick Possession Home

1,856 Sq. Ft.

Two-Storey

3 Bedrooms

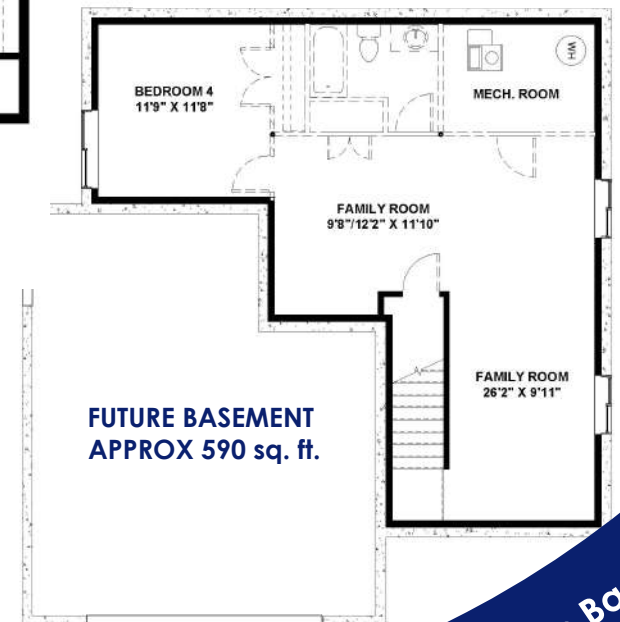
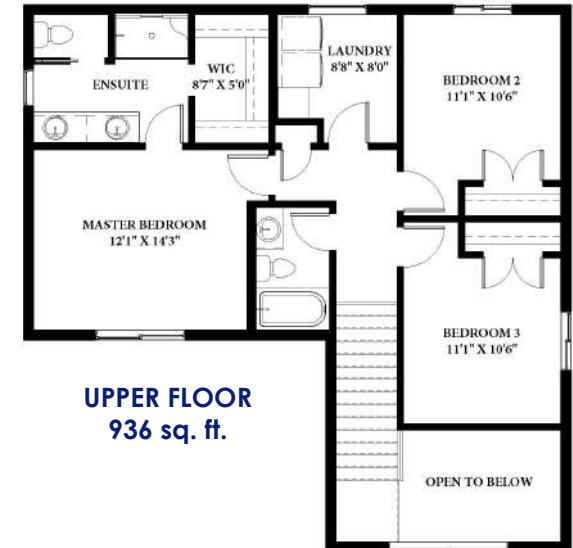
2.5 Bathrooms

Attached Garage

20'0"/28'0" x 28'0"

### Features on Reverse

TrueLineHomes.com  
403-341-5933



See Back For

**SQ FT: 1,856    WIDTH: 40'0"    LENGTH: 52'0"**

**Lot Size: 49'x88'   Lot Value: \$167,900**

## **This True-Line Home Features...**

### **Exterior Features:**

- Exterior finishes in accordance with developers controls & locations
- Limited Lifetime architectural shingles
- Standard Vinyl siding
- Fiberglass Front door
- Tyvek home wrap system
- 7/16" OSB roof sheathing
- Sun Stop Low E Argon Filled Windows
- Garage Sump - Dry
- Garage Door opener with two remotes
- Poured concrete driveway & sidewalk
- Basic grading away from home with onsite material
- Covered Veranda 6'x12' with Composite Decking, Skirted and Glass Railing
- Covered Rear Deck 10'x14' with Composite Decking, Skirted and Aluminum Railings
- Gas Line to Deck

### **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
- Full height tiled kitchen backsplash
- Wire shelving in pantry and closets, organizers in bedroom closets
- Upgraded flooring, woodwork and lighting package
- Upgraded countertops in kitchen and bathrooms

### **Construction Features:**

- Shut off valves on all sinks, toilets & exterior taps
- Drip-free bathroom fans
- Waterline to fridge
- 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
- Insulated Rim Board R24
- High Efficiency Furnace with HRV
- #50 High Efficiency Hot Water Tank
- R22 and R60 Insulation
- Roughed in Overhead Garage Heater
- Roughed in Central Vacuum

**TrueLineHomes.com**

**403.341.5933**

**Purchase this Home Today :    \$744,900**

**(Including Lot & GST)**



The Alberta  
New Home  
Warranty  
Program

