



2016 sq.ft.

4 beds



3.5 Baths

## SHOW HOME FEATURE SHEET



- Exterior includes premium dark siding, vertical and horizontal vinyl siding, and 8" smartboard fascia on open gables on front. Asphalt shingles, cultured stone, and a pre-cast concrete porch.
- Rear Elevation decorated to match front elevation
- ★ Oversized 22'x22' garage
- Steelcraft flush garage door with clear glass inserts
- ★ Treated wood deck with glass and aluminum railing, steps to grade, and decorated smartboard posts.
- 9' basement with side entrance door
- 9' main floor ceiling w/ 8' high doors in common areas
- 6' wide patio door with transom
- Hardwood throughout main floor common areas
- Quartz countertops throughout home
- Tile to rear mudroom, laundry room, and upper floor bathrooms
- ★ Matte black door hardware, hinges, doorstops and bathroom accessories

EXTERIOR & INTERIOR KEY FEATURES

### Kitchen

- Chef's kitchen complete w/ built-in stainless steel microwave, gas range, chimney hoodfan, dishwasher, & fridge with water dispenser
- Large 8'-6" kitchen island with ample seating space & modern mainline sink faucet
- Two toned cabinetry with upgraded painted cabinets in the color classic grey
- 42" high upper kitchen cabinets with riser up to the dropped bulkhead above
- Increased cabinet depth above the fridge
- Spacious walk-through pantry with upgraded 8' high French door with obscure glass



### Main Floor

- 2 Storey Foyer
- ★ Main floor powder room w/ standard pedestal sink, upgraded matte black trim around mirror, and striking feature wall color
- ★ Stunning 50" electrical feature fireplace with upgraded brick lay tile
- ★ Flex room with upgraded French pocket doors with clear glass and feature wall color on all 4 walls.
- Upgraded horizontal spindles in the staircase
- Upgraded windows including transom over exterior doors
- Convenient coat hooks in mudroom with paint grade back plate

### Primary Bedroom

- Primary bedroom includes large walk-in closet and ensuite
- Ensuite includes separated double vanities, private water closet, and freestanding tub
- 2'-10" x 5'-0" shower with fibreglass base and upgraded tile walls
- Shower includes stub wall partition with 6mm glass between shower and freestanding tub
- ★ Upgraded tile wall behind freestanding tub
- ★ Matte black trim to ensuite mirrors



★ = Upgrades specific to this Show Home



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SHOW HOME FEATURES CONTINUED

### Upper Floor

- Convenient upper floor laundry room
- Spacious 8' ceiling in the loft space is flooded with natural light
- ★ Dramatic painted feature wall draws your eye into the loft
- Upgraded painted cabinets to all bathroom in the color classic grey

### Lighting & Electrical Features

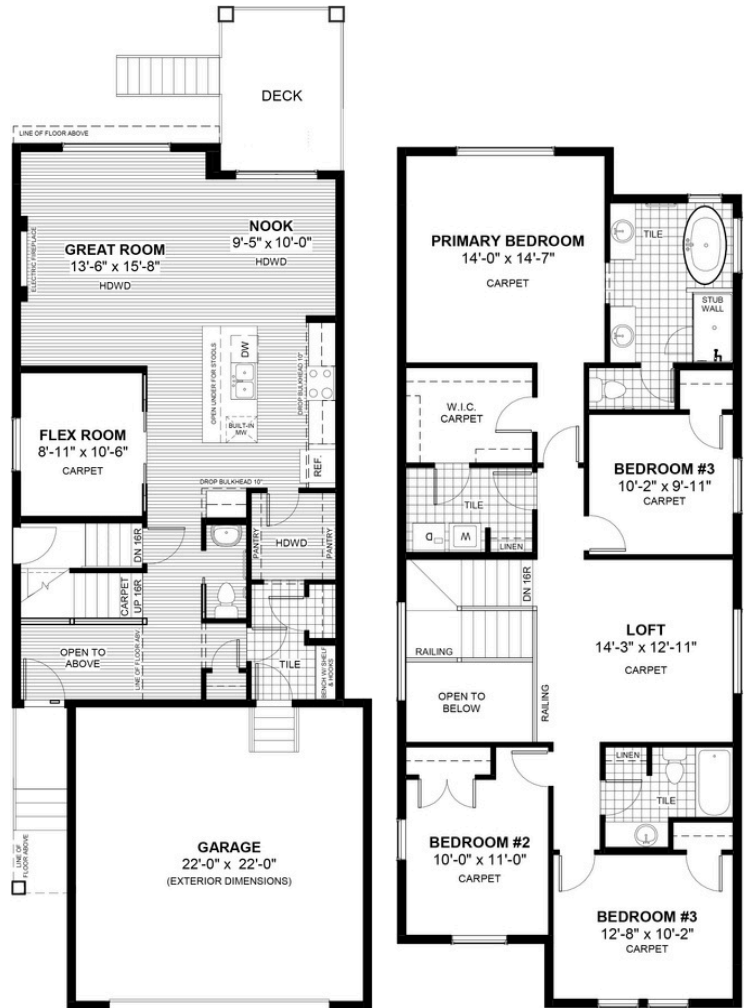
- Premium light fixtures with the addition of disc lights throughout the kitchen, great room, & garage
- Pendant lights in kitchen island
- Kitchen USB outlets
- ★ Security system includes motion sensors & alarm

### Plumbing & Mechanical Features

- ★ Air conditioner
- Power-drip humidifier
- Radon gas removal system rough-in
- High-efficiency furnace
- Heat recovery ventilation system
- High-efficiency electric hot water tank
- Water line to fridge
- 2 Exterior hose bibs
- Furnace and air duct cleaning prior to possession

### Miscellaneous

- ★ Drapery & hardware installed in great room, & primary bedroom
- ★ Roller shades installed in great room, flex room, & upper floor bedrooms
- ★ Designer wallpaper to primary bedroom



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## CONTACT US



94 Precedence View, Cochrane, AB



Monday - Thursday: 2:00pm - 8:00pm  
Sat, Sun & Holidays: 12:00pm - 5:00pm



Derk Patton



403-828-4599



precedence@douglashomes.net