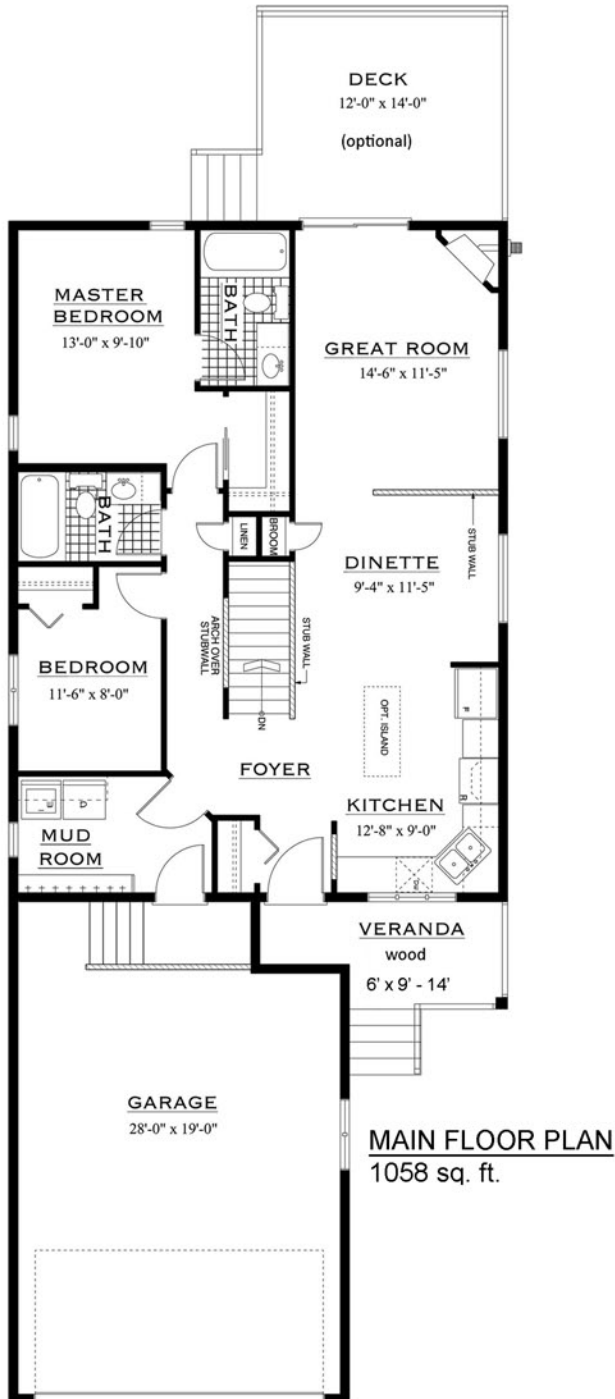


The Garcia

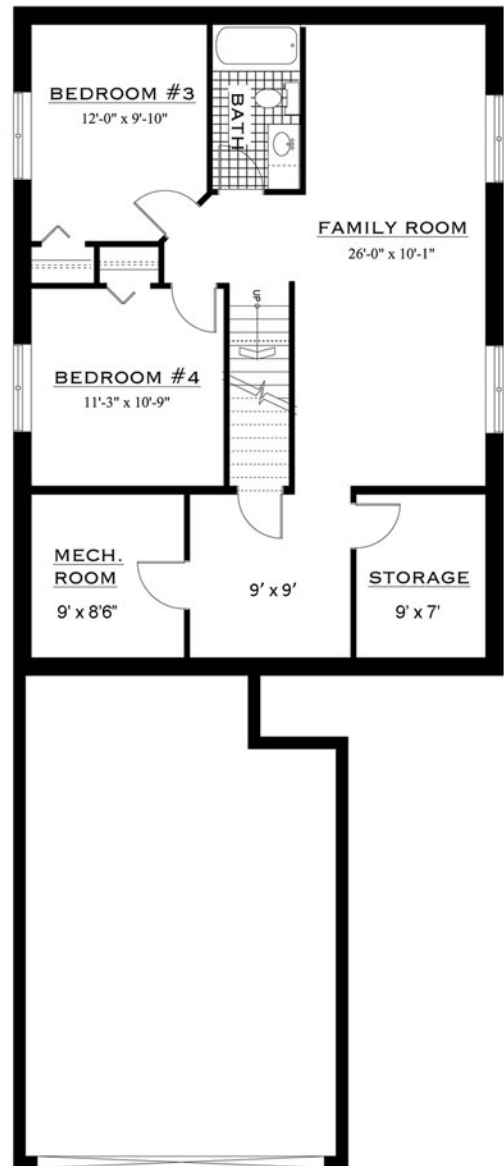
1058 SQ. FT. BUNGALOW

WIDTH: 27' 10" LENGTH: 66'



BASEMENT PLAN

832 sq. ft.



Office: 780.955.4737
Fax: 780.955.3997



Contact: Garth Leach
Cell: 780.445.9197

SPEC HOME – The ‘GARCIA’ Job 199

ADDRESS: #14 Sandalwood Place, Leduc AB

SPECIFICATIONS:

- 1058 sq. ft. 2 bedroom bungalow with main floor laundry
- 4 piece ensuite
- Master bedroom walk in closet
- Corner fireplace to great room
- Vaulted ceiling to great room/kitchen side of house, with sky light in kitchen area
- Maple cabinets, shaker style doors to kitchen and bathroom vanities, laminate counter tops
- Corner fireplace to great room
- 5/8 fir select tongue in groove plywood subfloor
- 19' x 28' garage with floor drain and electrical rough in for overhead gas heater
- Garage taped and sanded, ready for paint
- Jackshaft garage door opener with electronic deadbolt
- 6' x 9'-14' wood veranda with wood steps and aluminum railing
- Smart trim and smart panel, painted to 8" x 8" post and base of veranda
- Pot lights: 2 to veranda, 2 to garage front, one to mid way side of garage
- ROYAL Residential Premium vinyl siding: Color- Toasted Almond with Royal Alumipro #10
Antique Brown soffits, fascia and trim
- Stone: Eldorado Cliffstone Color Lantana
- Shingles: IKO Cambridge Color Driftwood
- Garage door painted to match siding color with Stockton inserts

MAIN FLOOR DEVELOPMENT ONLY (1058 sq. ft):

Total price of house on Lot 42 Block 14 Plan 1325197 Stage 6 Suntree, Leduc AB

GST included \$384,500.00

OPTIONAL BASEMENT DEVELOPMENT (832 sq. ft.) GST included \$41,135.00

OPTIONS GST included:

- Kitchen island, 2 banks of 33" pot drawers and a 14" extended counter top \$2,467.50
- Upgrade kitchen, main bath, and ensuite counter tops to granite \$4,515.00
- Upgrade kitchen island counter top to granite \$1,250.00
- Upgrade basement bathroom vanity to granite \$455.00
- Kitchen undermount double compartment stainless steel sink \$82.00
- Undermount vanity sinks, each \$100.00
- Electric heat pad with thermostat to basement bathroom floor \$920.00
- Paint garage walls and ceiling- one primer coat, one finish coat \$1,300.00
- 12' x 14' treated wood deck and stairs with aluminum railing \$4,000.00