



STANDARD FEATURES & SPECIFICATIONS

Lakehouse 16'



General Construction	
Building Code	A-277 Zone 7A*
Snow Load	Live load 42 psf (2.01 kPa) Ground snow load 72.6 psf (3.48 kPa)
Insulation R Values	Floors R-48, Walls R-22 & Ceiling R-40 (min) Meets zone 8 of the 9.36 Energy Code**
Floor	2"x10" floor joists @ 16" o.c. Heavy tubular steel frame w/detachable hitch
Decking	19/32" T & G OSB floor decking; glued and screwed
Roof	5/12 roof pitch; engineered roof trusses 7/16" roof sheathing Architectural asphalt shingles - limited lifetime warranty
Eaves	12" sides, 18" front vented eaves
Siding	Maintenance free vinyl lap siding & corners
Fascia	Coloured metal
Soffit	White vinyl
Porch Features (select models)	Composite Deck Boards Painted wood gable accent
Building Envelope	Meets 0.20 L/M2S
Exterior Walls	2"x6", 24" o.c. 3/8" OSB sheathing inside & outside of wall
Interior Walls	2"x4" Interior walls 6 mil Interior vapour barrier
Ceiling	8' Textured (primed) gyproc cathedral ceiling
Windows	1.36 U-value, dual low E argon filled PVC (meets zone 8 of the 9.36 Energy Code)* c/w vinyl sills, screens and security locks
Master Bedroom	46x42v - Sliding
Secondary Bdrms	30x60v - Sliding
Kitchen (most models)	36x36v - Sliding
Bathroom	22x36v Obscure - Sliding
Front Porch Models:	
Living Room	46x68v transom style - Sliding x 3
Dining Room	46x68v transom style - Sliding
Front Bay Models:	
Living Room	30x60v - Sliding x 2 & 36x60 - Picture x 2
Dining Room	46x42v - Sliding
Exterior Doors	36" 9 lite Front door (porch models only) 32" Decorative insulated entry door - Rear Includes deadbolt & peephole Residential vinyl Patio Door (bay models only) Round door knob - satin nickel Coach lights at all exterior entrances Pot light ILO coach light at porch entrances Screen doors at rear exterior door

Tasteful Interiors	
Flooring	Plush Saxony Carpet in living room, and all bedrooms Hallways: linoleum Quality linoleum flooring all other areas
Blinds	2" Cellular cordless blinds (excl bathrooms)
Interior Doors	Pre-finished interior passage doors in Crystal White colour Bifold at Washer/Dryer location
Interior Door Handles	Round door knob - satin nickel Privacy locks on bathroom doors excluding ensuites. If bathroom is an ensuite, bdrm door will have privacy set.
Closets	Solid white shelving
Master Bdrm Cabinets	Nightstands & overhead cabinets w/shelf (select models) Built-In Dresser (select models)
Wall Finish	Decorative 1/2" vinyl on gyproc (VOG) Battens on joints
Moulding	Vinyl wrapped, cathedral moulding throughout Matches cabinet colour (excl Kodiak & White)
Windows & Doors	#3007 (2-1/4")
Ceiling	Vault #451 (2-5/8")
Baseboards	#215 (1-1/2")
Electrical	Decora switches & recepts - white
Lighting	Ceiling mount in all bdrms & halls Decorative chandelier in dining room - chrome

Bright, Beautiful Kitchens	
Tile	Single row deluxe tile w/metal edging
Range	30" easy clean electric - white Exterior vented range hood w/light - white
Fridge	19 cu.ft., 2-door, frost free - white Opening: 34"x73"
Sink	Double stainless steel sink Dual handle faucet - chrome
Pantry	Select models
Cabinets	Doweled, full modular cabinetry Cabinet crown moulding Five distinctive colors of cabinet doors with matching moulding & trim
Countertop	Arborite
Lighting	Ceiling mount

Spacious Baths	
Tile	Single row deluxe tile w/metal edging
Fixtures	One-piece quality fiberglass tub & shower units White oval drop in sink Single flush toilet
Faucets	Dual handle vanity faucets Single lever faucet on tub/shower unit
Hardware	Curved Shower rods in all tubs Towel bar, ring & paper holder - chrome
Vanity	Expansive vanity mirrors 32" vanity height
Electrical	GFI receptacle Power bath fan(s) on separate switch
Lighting	Hampton light fixture

Utility Services	
Electrical Service	100 amp
Heating	High efficiency (95+AFUE) furnace with variable 2 speed blower & A/C ready split Natural gas / propane Dual Stage programmable thermostat
Water Heater	33 Imp. (40 US) gallon electric 3m Insulated water lines on hot & cold
Washer / Dryer	Plumbed, wired & vented for washer/dryer Solid shelf above washer/dryer location
Electrical - Other	Primary exhaust fan w/dehumidistat & switch Smoke detectors w/battery backup in bdrms CO2/Smoke Detector(s) w/battery backup locations as per code Arc fault protection as required by code GFI protected receptacle for heat tape Dedicated receptacle in "Freezer Area" Exterior GFI electrical outlet by front door Blank communication outlet: living room (1), master bdrm (1)
Plumbing - Other	Exterior frost free water tap

*DESIGNED TO MEET ZONE 7A IN AB & SASK ONLY

**ENERGY ZONE UPGRADES MAY BE REQUIRED BASED ON DESTINATION

**ADDITIONAL PROVINCIAL REQUIREMENTS MAY BE REQUIRED OUTSIDE OF AB & SASK

* MOULDING SIZES IN CLOSETS / PANTRY / LINENS MAY BE DIFFERENT FROM LISTED SIZES

ALL PRICES FOB MEDICINE HAT

PRICES DO NOT INCLUDE ASSOCIATION OR WARRANTY FEES

In a continued effort to meet the challenges of product improvements, we reserve the right to modify plans, specifications & features without notice. Room sizes & square footage measurements are approximate.