

2869 Northwood Place

Lifestyle

\$20,000 Golf Course Initiation Fee Included
 RV Storage with Rear Yard Access
 Rear Yard Accessible Under Garage Lockable Storage
 Privacy with Undevelopable Treed Lot to Right
 Quiet Neighbors in Area of Nice Homes
 Minutes to Amenities and Golf Course
 Open Floor Plan with Main Floor Living with Vaulted Ceiling
 1506 Sq. Ft. Main Floor with Tall 9' Ceilings
 1100 Sq. Ft. Basement with Tall 9' Ceilings
 406 Sq. Ft. Unfinished Storage or Additional Work Room
 2 Main Floor Bedrooms with 1 Basement Bedroom
 Potential Large 4th Basement Bedroom or Exercise Room
 1 ½ Baths Main Floor with Full Basement Bathroom
 587 Sq. Ft. ½ Car Garage with Room for Workshop

Curb Appeal

Dramatic 7/12 Pitch Gabled Roof
 50 Year Warranty Black Architectural Shingles
 Hardie Plank Factory Baked Painted Cement Siding
 Smart Board Exterior Finishing Trims with Belly Band
 18' x 8' Over Height Garage Door Decorative Windows
 Stained Douglas Fir Entry Door with Douglas Fir Entry Post
 Large and Numerous Over-Sized Windows
 Garage Gable Custom Stained Cedar Venting
 Large Deck with Glass Panels & Duradecking
 Smartboard Trim Finished Deck Posts
 Metal Vented Full Soffiting Plus Lower Deck Soffit Finishing
 Color Matched 5" Continuous Gutters with Downspouts
 Concrete Entry Stairs with Bull-Nose Finishing
 Concrete Broom Finished and Saw Cut Driveway
 Concrete Broom Finished Rear House Sidewalk

Energy Efficiency and Utility Savings

Raised Heel Trusses with Additional Attic Insulation
 Acoustical Sealant on all Concrete Sill Plates
 Over-sized Argon Gas Filled Low E Windows
 R40 Garage Insulation Upgrade
 18.5 SEER Lennox Variable Speed Heat Pump
 20 Kw Energy Efficient Lennox Air Handler
 Taped and Sealed Furnace Plenums and Duct Work
 Honeywell Programmable Thermostat
 Heat 'n Glo Fireplace with Thermostat & Electronic Ignition
 Water Saving Enso Dual Flush Raised Elongated Toilets
 Water Saving Shower Heads

Construction Quality and Upgrades

Quality Framing and Construction Materials
 Engineer Stamped Foundation Design & Construction
 Steel Reinforced Basement Floor with Stronger Concrete
 Plywood Wall and Roof Construction
 Full Ridge Venting with Cross Flow Ventilation
 Truss Lift Prevention Framing with Drywall Support
 Engineered 12" Silent Floor Joist System

26 Gauge Heavy Duty Custom Furnace Ducting
 Concealed Dryer Venting Insert
 Pressure Tested Plumbing System
 Irrigation Rough In with Low Voltage Electrical Zone Wiring
 Hot & Cold Water Bib in Garage
 200 Amp Power Upgrade with Furnace Room Panel
 Numerous Exterior Pot Lights with Garage Carriage Lighting
 Numerous Interior Pot Lights with Dimmers
 Custom Window Liners with Large Trims & Baseboards
 Easy Clean PVC Rain Water Drains with Drainage to Ditch
 Pressure Treated Garage Steps with Landing

Comfort and Healthy Living Upgrades

Heating and Cooling Heat Loss Design Calculation
 Sound Insulated Supply and Return Furnace Duct Plenums
 General Aire Flow through Humidifier with Humidistat
 Lennox MERV 16 Pleated Furnace Filter
 Ultra Quiet Panasonic Bath Fans
 Furnace Hoyme Fresh Air Damper
 50 Gallon 100% Efficient Hot Water Tank Upgrade
 Walk-in Pantry with Custom Stained Door with Glass
 Weiser Lever Handle Door Hardware
 Bathroom Sound Control Insulated Walls
 House Network Wiring Control Panel
 Satellite Wiring for Personal Video Recorder Control
 Master Bed Convenience Light Switching
 Numerous Wall Plug-ins over Electrical Code Standard
 Under Counter Kitchen Puck Lighting
 Home Office Wiring
 Garage Work Bench Height Plug-ins
 Interior Switched Soffit Christmas Light Outlets
 Finished Garage with Thermostat Controlled Heat
 Programmable Garage Keyless Entry
 Built In Vacuum Rough-In with Kitchen Kick Sweep
 Deck BBQ Gas Quick Connect

Quality Finishing and Upgrades

Custom Made Wood Cabinets with Large Kitchen Island
 Numerous Cabinet and Vanity Upgrades
 Premium Stainless Appliances (Washer & Dryer Optional)
 Stained Wood Stair Handrail and Wall Caps
 Custom Wood Shelving with Closet Organizer
 Wide Plank Hardwood in Living & Dining Rooms
 Custom Decorative Tile Entry with Hardwood Surround
 Large Bathroom and Kitchen Tiles with Schleuter Edging
 Deluxe Carpeting in Basement and Bedrooms
 Kitchen Tile Backsplash with Decorative Inserts
 Large Ensuite Soaker Tub with Full Tiled Glass Shower
 Premium Bath Fixtures, Sinks and Taps
 Deep Black Silgranite Kitchen Sink
 Framed Bathroom Mirrors
 Custom Lighting Package

Priced at \$535,000 plus GST