

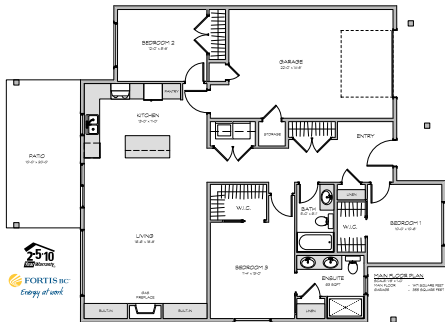
The Birch



Eagle RIDGE  
EXECUTIVE PATIO HOMES

www.eagle-ridge.ca

# Aspen & Birch 1471 sqft



Natural gas hot water on demand located in garage storage closet / Furnace located in crawl space

*Prior to an accepted offer, pricing / plans / spec could be modified at builder discretion*

CONTACT:

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PERSONAL REAL ESTATE CORPORATION

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**BAIKIE & BARANYAI**  
YOUR REAL ESTATE TEAM

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RE/MAX CHECK REALTY

The Aspen

Eagle RIDGE  
EXECUTIVE  
PATIO HOMES

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# Aspen & Birch 1471 sqft

## Landscaping

Fully fenced  
Irrigation  
Topsoil, bark mulch, filter fabric, plant material, hydroseed  
\*As per landscape plan. Landscaping for each Strata Lot may vary depending on lot size and elevation

## Contemporary Stylish Exterior

Fir post and beam detailing  
Hardie siding and smart trim  
Fibreglass shingle roof  
Rock front feature  
Covered patio all units with the exception of SL 10, 11-12,13-14  
Rear patio gas BBQ hook-up and electric plug  
Soffit plug for exterior decorative lighting  
2 X hose bibs (rear and side)  
Exposed aggregate concrete driveway and patio

## Fuel Efficiency

Energy rating – Step Code 4  
Heat pump with natural gas furnace  
HRV  
Natural gas hot water on demand located in garage storage closet. Furnace located in crawl space  
Natural gas fireplace (living room) with fan  
Energy efficient windows  
Pre-wired for solar panels (conduits)  
Rough-in electric vehicle charging station  
Insulated garage (ceiling and walls)  
LED lighting throughout

## 6 piece Samsung Appliance package plus installation

1) SS Fridge with water line and ice maker

2) SS Stove (gas or electric)  
3) SS insert rangehood  
4) SS Dishwasher  
5) White front load washer  
6) White front load dryer

## Contemporary Stylish Interior

3 bedrooms, 2 bathrooms  
Spacious 9 foot ceilings  
Waterproof laminate flooring throughout, no carpet  
Floor to ceiling rendered feature wall, with linear gas fireplace and built-in cabinetry  
Quartz countertops in kitchen and bathrooms  
Kitchen cabinetry to ceiling with undercabinet puck lights and tiled backsplash  
Garburator  
Laundry closet with laminate countertop and shelving above  
White melamine shelving in all closets, with hanging rods in bedrooms  
Main bathroom tub/shower combo with curtain rod  
Ensuite double vanity, walk-in shower with custom frameless glass shower enclosure  
Toilet roll holder and towel racks in both bathrooms  
Bathroom mirror  
Tiled walls (main bathroom tub/shower combo and ensuite walk in shower)  
Rough in central vac (motor and attachments are not included)  
Two remote controls for garage door openers plus exterior keypad  
Electric plugs in garage  
Storage closet in garage  
3 foot crawl space  
Sound proofing insulation between the living areas of the duplex units  
Blinds not included

Select your custom options. See Schedule C Options and Upgrades

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