

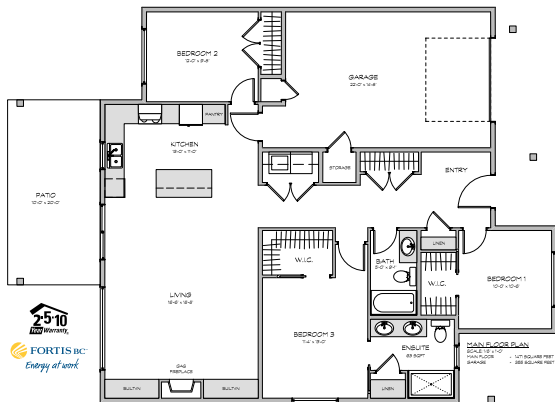
The Birch



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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BARANYAI & ASSOCIATES
YOUR REAL ESTATE TEAM

Sarah Baikie
UNLICENSED ASSISTANT

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Tracy Baranyai
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RE/MAX CHECK REALTY

The Aspen

Eagle RIDGE
EXECUTIVE
PATIO HOMES

www.eagle-ridge.ca

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) ~~XXXX~~
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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