

Built for the Health Home Lottery 2006

GLC Elite Homes Inc.
Box 11847
Lloydminster, AB
T9V 3C2

Feature Sheet & Upgrades for:

6009 20 St
Lot 51 Block 2
Plan-052-3833

Quiet Cove location in Lakeside Of College Park

Over 2000 sq ft of living space

WOOD BASEMENT & FRAMING

- Concrete footings
- R28 insulation in 2xc8 PWF Walls
- 5/8" pwf plywood on exterior basement
- I joint silent floor system
- Laminated structural beam
- 3/4" tongue and groove sub floor
- Sub floor screwed and glued to joints
- Stud spacing at 16" o.c.
- 7/16" OSB roof sheathing
- Curtain backing
- Cantilevers insulated to R32

WINDOWS, DOORS, & EXTERIOR FINISH

- Windows have white colored frames
- Upgraded patio door to deck
- Wide basement window to allow drywall etc.
- PVC cranking windows on main levels
- Low E Argon filled glass with Sunstop
- Cultured stone on front of garage
- Vinyl siding finish on balance of the house
- Foundation base parging
- 30 year architectural (elk shingles)
- Fiberglass front door
- Transom windows on front veranda

GARAGE, DRIVEWAY, SIDEWALK & DECKING

- Oversized 2 car garage with high ceiling
- Overhead 16x8 metal garage door – R10
- Garage entry door with sideline
- Upgraded electric door opener & second control for the door
- External key pad for the overhead door
- Garage insulated, boarded, finished & painted

- Concrete driveway c/w rebar
- Concrete sidewalk – 6 ft. wide
- Metal railing on front veranda and step
- Floor sump in garage with drain
- Unit heater in garage
- 16x12 covered deck at the rear with composite decking and metal railing

UTILITIES and MECHANICAL

- Six TV & telephone outlets
- Microwave plug
- Dishwasher hook-up
- Decora plugs & switches
- Wired for future satellite dish
- Numerous pot lights inside & outside
- Two plugs & switches for xmas lights
- 90% plus energy efficient furnace
- Air conditioning
- Exhaust fan in hallway vented to exterior
- Bathrooms on central fan & timers
- Venting for combination microwave rangehood to exterior
- Gas outlets to deck & fireplace
- Two lawn services and ¾" copper line for sprinkler
- Shut off valves on water closets & sinks
- Kitchen double stainless steel sink with platinum chrome taps
- Scald resistant taps on tub & shower
- Spray on kitchen sink Moen Colonade chrome faucet.
- Single lever taps – Platinum chrome, Viletta style
- Platinum chrome Viletta paper holders, towel rings, towel bars, and robe hooks.
- Mansfield style 1.6 gallon insulated toilet tanks
- 5ft soaker tub & separate shower in ensuite
- Water line to fridge
- Two bedroom, bathroom and large family room finished in basement.

INTERIOR FINISH

- Rounded transition corners on drywall
- Vapor barrier installed & basement walls boarded
- Window casings 2- ½ " wide & 5/8" thick
- Baseboards 3- ¼ " wide, 4 ¼" wide in open areas
- Shelves are 5/8" MDF pre-finished
- Maple handrail on stairs with metal spindles
- Full width mirrors above vanities
- Large walk-in closet on ensuite with lots of shelves
- ½" plywood under tile
- Lots of plant ledges with electrical plugs
- Swing type doors on some closets

ALLOWANCES & OTHER OPTIONS

- Upgraded flooring package with some tile and hardwood
- Upgraded custom cabinets and vanity
- Upgraded gas fireplace with oak mantle in the living room
- Wiring for a sound system
- Complete central-vac rough-in