

A Bedrock home is always finished with all the conveniences and modern amenities you'll need. You will find these features, and many more, in our Allard bungalows:

GARAGE

- Garage overhead door is Thermacore steel backed and insulated (R13) 16' x 7' flush panel door
- Windows in garage door are 4 obscure panel glass inserts, installed vertically as per Builder supplied blueprints
- RV garage overhead door is Thermacore steel backed and insulated (R13) 12' wide, flush panel door
- Garage doors are 3/4 horse power motors, have wall mount control, two remotes and child protection sensors

WINDOWS & EXTERIOR DOORS

- Dinette patio garden doors with integrated blind system between clear glass panes. One panel to operate as a door and the second panel to operate as a venting (crank style) door with interior insect screen
- Triple pane glass complete with Low E Argon gas on all above grade windows

CABINETS & COUNTERTOPS

- 41" upper cabinets with 18" high stacked cabinets above, soffit panel to the ceiling and crown moulding from soffit panel to the ceiling throughout the kitchen
- Two banks of pots and pans drawers in the kitchen, located on either side of the range
- Laundry room cabinetry includes countertop and 41" upper cabinets above washer and dryer
- Soft close drawers

APPLIANCES

Appliances included with purchase of home are Samsung brand in standard stainless steel finish. Upgraded appliance selections are available through the Interior Design Center:

- A) French door refrigerator with ice and water dispenser
- B) Slide-in range with flex duo true convection and ceran top
- C) Dishwasher with fully integrated top button controls and stainless steel tub
- D) Energy Star rated front loading clothes washer with steam function
- E) Front loading clothes dryer with steam function
- F) OTR (over the range) microwave hood fan combination

Note: Appliances may be substituted at the Builder's discretion. Replacement appliances will be of equal or greater value.

BASEMENT

- Foundation waterproofing is a single layer, dimpled high-density polyethylene (HDPE) membrane applied to exterior surface of the foundation walls
- Basement frost wall framing is 2" x 6" spruce studs @ 24" O.C. (on centre) spacing with 2" x 6" pressure treated bottom plate and 1" x 4" mid span bracing to minimize excessive warping

FRAMING & STRUCTURAL

- All main floors include 10'-0" ceiling height
- Rim joist to be manufactured insulated rim joist for continuous air barrier

PLUMBING & GAS

- Rough in 3 piece bath and bar sink – drain only, in basement
- Rough in for future wash sink in RV garage, includes drain and waterlines for future connections
- Power vented high efficiency tankless hot water heater
- Garage floor drains complete with sump pails as per plan

HEATING & VENTILATION

- Heat Recovery Ventilator (HRV) with wet pick up outlets in all bathroom and water closet locations (20/40/60 minute timer switch)
- Thermostat is a colour touch screen with Wi-Fi capability, self-programmable direct or with smartphone based app control. Additional features include dual setback and continuous fan setting, HRV control, humidity monitoring or adjustment and filter status with notifications
- RV garage to include an industrial evacuation fan with propane and CO2 detector to start fan automatically with presence of exhaust fumes or propane

ELECTRICAL & LIGHTING

- RV electrical services consist of one 220V 30amp circuit and one 220V 50amp circuit located in RV garage as per Builder supplied blueprints