



Fixtures & Finishes

Starter Home

2022



*Fall in love with
your new home.*





Your Home

has a solid foundation to stand on.



FOUNDATION, STRUCTURE & EXTERIOR:

- Damp proofing with asphalt coating applied to the exterior surface of the foundation walls
- Engineered rim beams, floor joists and roof truss system
- Subfloor is tongue and groove as well as glued and screwed for additional support
- Wall studs at 24" on center for limited heat transfer
- Lifetime fiberglass laminated (double layered) shingle system
- Precast concrete exterior steps to your front entry
- The driveway, front steps and walkway leading to your front door will be sealed with an advanced concrete sealer
- Vinyl siding is installed over house wrap
- 9' ceiling height on the main floor



Light & Bright



ELECTRICAL & LIGHTING:

- Choose light fixtures from our lighting packages
- Recessed exterior pot lights in the main floor soffits
- Kitchen, great room, hallways and bonus room lighting includes LED pot lights in warm white light
- LED lights in warm white in all light fixtures including exterior coach light
- Dimmable LED bulbs in all main and second floor lights
- USB outlet located in the kitchen
- TV and data outlets located in the great room



WINDOWS & DOORS:

- Insulated garage overhead door opener comes with WiFi, wall mount control with two remotes, and child protection sensors along with keyless entry
- All main and second floor windows are triple pane, low-e argon filled windows
- Insulated front door with a peephole or glass insert
- Smart Key deadbolt on exterior door
- Dual pane sliding glass door in the dining room
- All windows and doors are protected with building envelope sealant for moisture control

Cozy and Cool



HEATING, COOLING & INSULATION:

- 96% high efficiency furnace system
- Heat recovery ventilator (HRV) with wet pick up outlets in all bathrooms and water closets
- Humidifier
- Smart home thermostat with wi-fi capability, self-programmable with an app. It includes daily activity learning, energy consumption history, humidity monitoring or adjustments and filter status with notifications
- The ceiling above the garage (commonly the floor for the bonus room or bedrooms) utilizes ducting and insulation to create a warm inviting space over any unheated garage
- All ductwork is cleaned prior to you moving in
- R20 fiberglass friction fit batt style insulation in all exterior walls
- Ceilings are insulated to a minimum R40 with loose fill blown-in insulation
- R12 insulation in the basement frost walls





Essentials, including the kitchen sink.



PLUMBING:

- Roughed in 3-piece bathroom in the basement for future basement development
- 80 US Gallon, electric, high efficiency hot water tank
- Stainless steel, double compartment, square sink with stylish chrome faucet with pull down handle sprayer
- Pedestal sinks (where applicable) include a single lever chrome handled faucet
- Vanity sinks (where applicable) are rectangular undermounted sinks with a single lever chrome faucet
- 1-Piece gel coated fiberglass tub/shower combination in white with chrome fixtures
- Low flow toilets in all bathrooms with elongated bowls
- Waterline to your fridge
- Non-freeze hose bibs with shut off valves for all exterior faucets
- Sump system

The Sky's the limit.

Personalize your Bedrock Home in our Interior Design Studio. Work with our professional Interior Designers who will help you hand select the finishes for your new home. Choose from a vast product selection with classic, modern, or contemporary styling options such as cabinetry, countertops, flooring, fixtures, paint, and so much more.



INTERIOR FINISHES:

- Stippled ceiling texture
- Four interior door styles: Carrera, Riverside, Cheyenne, and Colonist
- Satin Nickel door levers in four styles: Halifax, Montreal, Lisbon, Sydney
- Privacy lever handles on all bathrooms and Master suite doors
- Bathrooms include: toilet paper holder, towel bar, towel ring (half bathroom), robe hook in the ensuite and tub/shower curtain rod in chrome
- 41" tall bathroom mirrors mounted on top of the countertop and the length of the vanity countertop
- Bedrooms, entry closets, linen closets, laundry and pantry have finished white metal wire shelving
- Luxury vinyl plank flooring on the main floor, second floor laundry, bathrooms and ensuite
- Subway tile backsplash in the kitchen
- Tile around tub/shower unit and shower enclosures to the ceiling
- Advanced wear and stain protection carpet with 35 oz weight and 8lb under pad







PAINT:

- 1 Prime coat, 2 finish coats in low luster, low VOC, eggshell latex Cloverdale paint on the walls
- All trim is painted with 70% sheen, low VOC semi-glass latex Cloverdale paint
- Insulated garage overhead door painted to match the siding, metal or third colour
- Exterior front door painted on the exterior to match the siding, metal or third colour and the interior is painted to match the trim colour of the home
- Basement floor painted with Cloverdale porch and Floor acrylic finish in grey



CABINETY & COUNTERTOPS:

- 30" upper cabinets throughout the kitchen with riser molding
- Quartz countertops throughout the home (kitchen, main and second floor bathrooms) with undermount sinks



APPLIANCES:

- Samsung stainless steel finish appliances with washer and dryer in white:
 - 26 cu ft French door refrigerator with Twin Cooling Plus and bottom freezer with ice maker
 - 5-burner Ceran range with oven with quick-steam-clean feature
 - Dishwasher with hybrid tub, auto cycle and integrated top controls
 - Over the range microwave and hoodfan combination
 - Front loading washer and dryer with advanced moisture drying sensor



BRILLIANT HOME:

Display, touch, voice, motion, camera, app - Our Brilliant Homes can do it all. Brilliant combines all your smart home devices in one easy to use Control Panel, App or Voice Commands!

We let you interact with your home how you want to interact - touch, voice, motion or an all-in-one app.

CONTROL BRILLIANT CONTROL PANEL

- Stay connected to your home with live video view of your home from your panel. Perfect while you are away from the home and want to check on your dog
- Customize the photo gallery that cycles through on the panel
- Create scenes personalized to you and your family such as "bed time" where your home lowers the temperature, turns off all the lights, locks the front door, and closes the garage overhead door.
- Amazon Alexa or Google Assistant integrated into the control panel, allowing you to use voice commands to turn off lights, lock your door, answer your door, and so much more!

THERMOSTAT

- Adjust the temperature of your home from anywhere, anytime!
- Learns your patterns and how long it will take to reach your desired temperature
- Senses you are away from your home and adjusts the temperature for energy savings
- Receive notifications and reminders on sudden temperature drops or system maintenance

LIGHTS

- All switches on the Brilliant Control Panel are dimmable, programmable, and voice activated
- Dimmable bulbs throughout the home

DOORBELL

- HD video with two-way talk
- Customizable motion zones
- Motion activated alerts
- Live video
- Infrared night vision
- 160° field of view
- App or voice controlled

LOCK

- Device, app or voice controlled
- Up to 250 unique codes to unlock your home with the ability to instantly remove, or customize access to friends, family, or guests
- Ability to preset day and time limits perfect for cleaners, dog walkers
- Receive notifications, and view lock history
- Includes a traditional key for piece of mind
- One touch locking button



GARAGE DOOR

- Remote, App or Voice controlled
- CodeDodger technology for ultimate security





Rest Assured.



WARRANTY:

- Master Craftsman Warranty, package for one year
 - Heat balancing
 - Visual exterior inspection
 - Inspection of all plumbing fixtures
 - Re-dapping windows and baseboards
 - Re-siliconing of tubs, sinks and countertops
 - Testing sump pump
 - Testing smoke and carbon monoxide detectors
 - Exterior door, interior door and window adjustments
 - General inspection and filter replacement
 - Alberta New Home Warranty
 - 1 year - coverage for defects in materials and labour
 - 2 years – coverage for defects in materials, labour related to delivery and distribution systems (heating, ventilation or HVAC)
 - 5 years – coverage for defects in the building envelope resulting in water penetration
 - 10 years – coverage for defects in structural integrity
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SAFETY:

- Child protection sensors on garage overhead door
- Coated woven synthetic roof underlayment for greater fire protection
- Interconnected, hardwired (battery free) smoke detectors
- Carbon monoxide detector



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