

LAURIERO1

SPECIFICATIONS

8415 - 149 Street NW
8411 - 149 Street NW
Edmonton, AB



CONTACT

1253 - 91 Street SW
Edmonton, AB T6X 1E9
780.436.8000
one80infill.ca

Neighbourhood

LOCATION

Laurier Heights is a beautiful neighbourhood overlooking the North Saskatchewan River valley. The neighbourhood is bounded in the north by 87 Avenue and Buena Vista Road, west by 149 Street and south by Whitemud Drive. This charming community is flourishing with mature trees and within walking distance to schools, close to the Edmonton Valley Zoo, Laurier Park, University of Alberta, Whyte Ave, and so much more.



Exterior

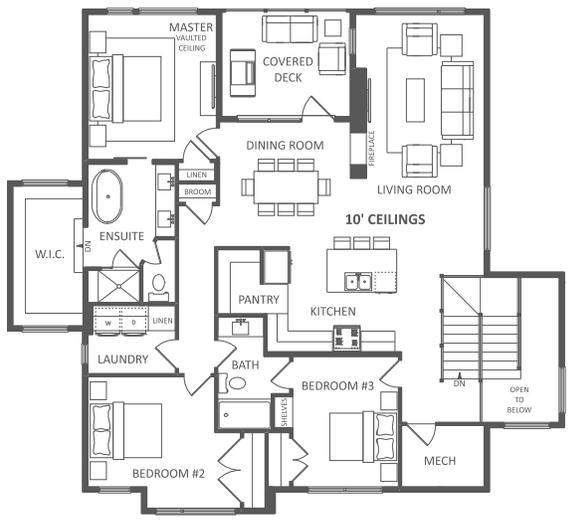


Floorplans

8411 149 Street NW

SECOND FLOOR

1683 SQ FT



Details

 3 beds
  3 baths
  1943 SQ FT

MAIN FLOOR

260 SF



BASEMENT

400 SQ FT





Owners Suite



3 beds



3.5 baths



1684 SQ FT



Future Suite



2 beds



1 bath



665 SQ FT

8415 149 Street NW

MAIN FLOOR

Owners Suite | 1684 SQ FT



BASEMENT

Owners Suite | 260 SQ FT

Future Suite | 665 SQ FT



S Specifications

FOUNDATION, STRUCTURE, & EXTERIOR

- 9' ceilings in the basement
- Main and second floor 10' ceilings
- Triple pane, Low-E Argon filled windows throughout the home
- EIFS Stucco exterior cladding
- 2 Ply SBS Convention hot torch applied roof system in low sloping areas

PARTY WALLS

- R14 acoustical batt insulation, with Roxul mineral wool friction fit batt style insulation at joists and ceilings
- Fire Guard gypsum board

INSULATION & DRYWALL

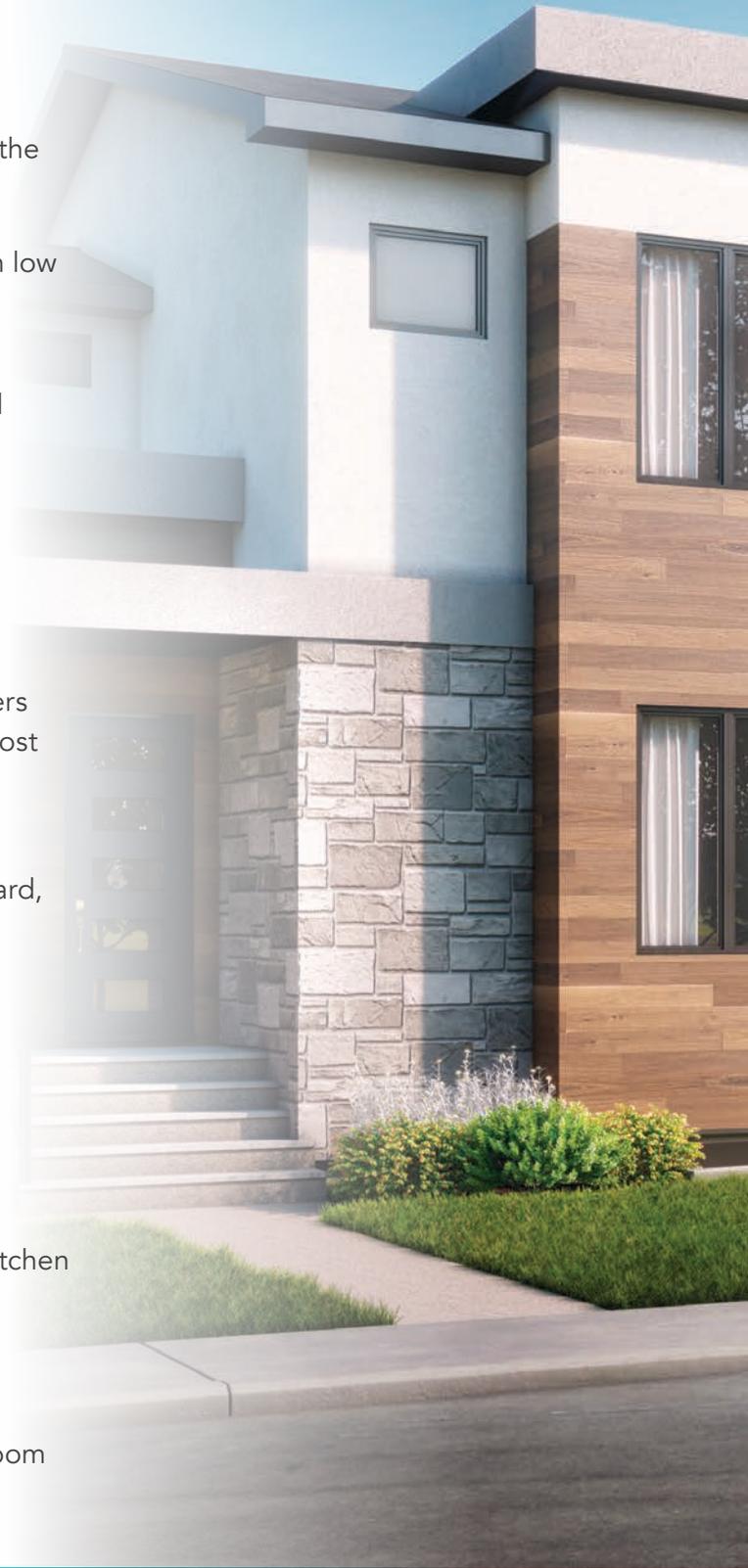
- R20 fiberglass friction fit batt style insulation on the exterior walls
- R40 blown in insulation in the attic
- Spray foam insulation along all rim joists and cantilevers
- R12 friction fit style batt insulation in the Basement frost walls
- Splatter ceiling texture throughout
- 14" deep BIBS Blown Cellulose in joists space, with acoustical caulking, 2 layers of fire guard gypsum board, and resilient channels

HEATING & COOLING

- 96% high efficiency furnace
- Heat Recovery Ventilator (HRV)
- Humidifier with controller

PLUMBING

- 50 Gallon high efficiency hot water tank
- 9" deep double square compartment under mount kitchen sink
- Under mounted rectangular sinks in the vanities
- Elongated toilet bowl toilets throughout
- Free-standing Soaker Tubs in ensuite
- Effluent Pump, Alarm and Lift-station in mechanical room
- Gas line to deck for future BBQ



ELECTRICAL & LIGHTING

- Smoke and Carbon Monoxide detectors throughout
- Motion activated light in the walk-in pantry
- Under cabinet lighting in the kitchen
- High efficiency, energy saving LED light bulbs in a warm white light throughout the home
- Roughed-in for future central vacuum
- Roughed-in for future security keypad at rear door

INTERIOR FINISHES

- 1 coat of primer and 2 coats of low luster, low VOC eggshell latex paint
- All trim and doors are painted with 70% sheen, low VOC semi-gloss latex paint
- 8' high Riverside passage door style with black levers
- All shelving, and mud room organizers painted MDF
- 41" high bathroom mirrors the length of the vanity countertop
- Luxury Vinyl Plank Flooring and Tile flooring throughout main and second floors
- Stained Maple and Glass Railings throughout home
- Stained Maple benches in entry room organizers

CABINETRY & COUNTERTOPS

- Full extension, soft close cabinetry throughout
- Quartz countertops throughout
- Stained Hickory wood and painted MDF cabinetry throughout

APPLIANCES

- Samsung stainless steel appliances with white washer and dryer
 - » 25 cu.ft. External I/W French Door fridge
 - » 5.8 cu.ft. true convection slide in gas range
 - » 24" Pocket Handle, SS Hybrid, 3rd Rack Dishwasher
 - » 28" 250 CFM hood fan
 - » 1.9 cu.ft. built-in microwave
 - » 4.8 cu.ft. front load washer
 - » 7.5 cu.ft. front load dryer
 - » Main floor dwelling fireplace: Napoleon CLEARion NEFBD50H Electric
 - » Second floor dwelling fireplace: Savannah Bonaparte 48

TECHNOLOGY

- Ecobee3 Lite Pro smart thermostat with Wi-Fi capability, self-programmable and app controlled
- USB outlets in the master bedroom and kitchen
- Nest Hello video doorbell
- Weiser Smart Key deadbolt on exterior door

WARRANTY

- A. Silver Level Maintenance package includes:
 - a. Heat Balancing
 - b. Visual exterior inspection
 - c. Inspection of all plumbing fixtures
 - d. Adjusting basement Teleposts as required.
 - e. Re-dapping of windows and baseboards as required
 - f. Re-silicone of tubs, sinks, and countertops as required
 - g. Testing of sump pump and cleaning of sump pit as required
 - h. Testing of smoke and combination smoke and carbon monoxide detector.
 - i. Exterior doors, interior doors, and window adjustments including lubricating of hinges
 - j. General inspection and filter replacement and/or cleaning for furnace, humidifier, and HRV as applicable
- B. 1 year warranty covers defects in materials and labour up to 1 year from possession
- C. 2 year warranty covers defects in materials and labour related to delivery and distribution systems (electrical, plumbing, heating systems, air conditioning) up to 2 years from the date of possession
- D. 5 year warranty covers defects in the building envelope resulting in water penetration, up to 5 years from possession
- E. 10 year warranty covers defects in material and labour that result in the failure of a load-bearing part of the new home or cause structural damage that materially and adversely affects the owners' ability to use and safely occupy the home up to 10 years from the date of possession



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