

RIO TERRACE

SPECIFICATIONS

7611A - 150 Street NW
Edmonton, AB

7611A



ONE80
INFILL DEVELOPMENTS
BY BEDROCK HOMES

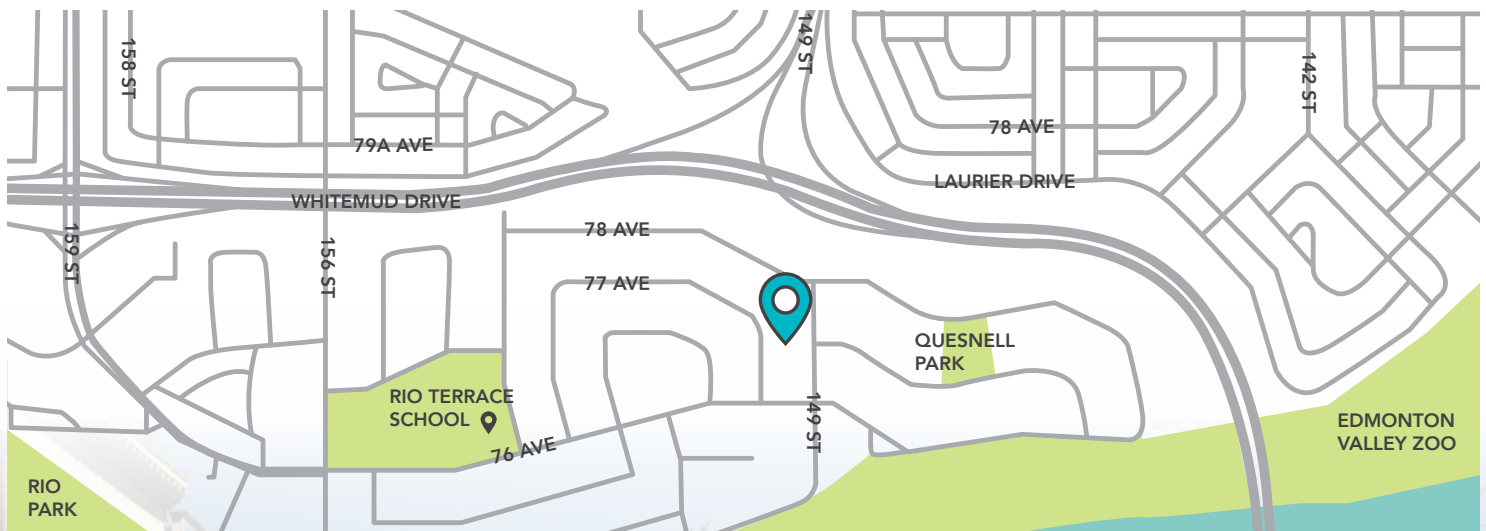
CONTACT

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N Neighbourhood

LOCATION

Terrace is perched atop the north bank of the North Saskatchewan River Valley. This location provides spectacular views of the river valley and Fort Edmonton Park from vantage points along Rio Terrace Drive (73rd Avenue). Fort Edmonton Park is one of Edmonton's most popular tourist attractions; it provides an educational and entertaining journey through Edmonton's past, where visitors can explore in detail the life of our city's early pioneers.



Interior



Floorplans

Details



3 beds



3.5 baths

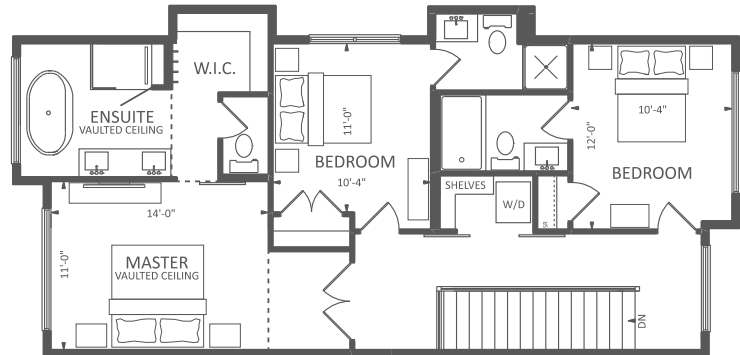


1919 SQ FT

7611A 150 Street NW

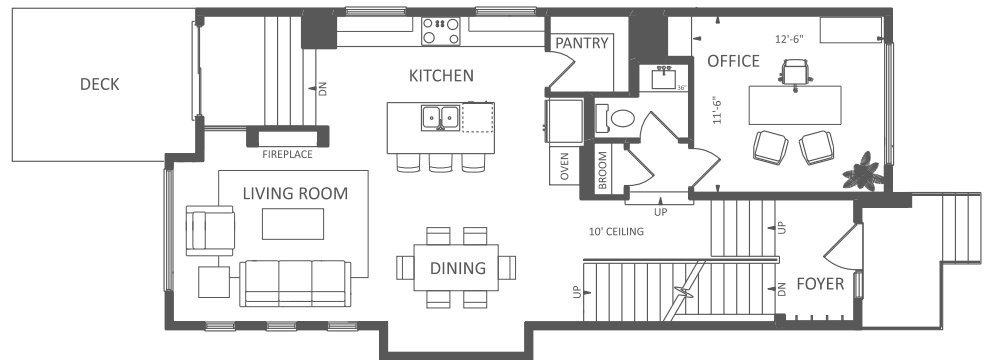
SECOND FLOOR

937 SQ FT



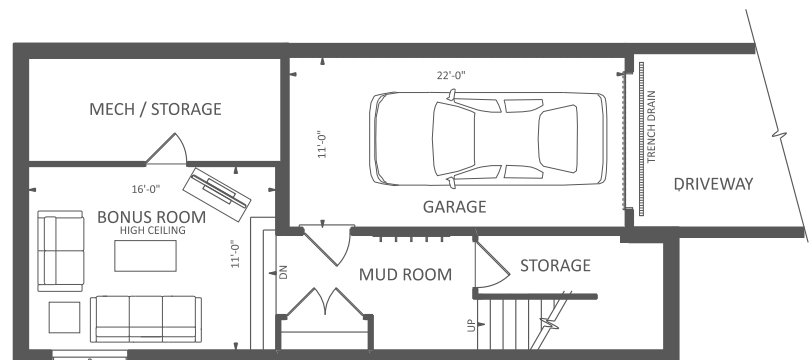
MAIN FLOOR

982 SF



BASEMENT

351 SQ FT



Specifications

FOUNDATION, STRUCTURE, & EXTERIOR

- Engineered wood lumber construction throughout home
- 10' or greater main floor ceilings
- 10'-4" sunken bonus room ceiling
- 22' deep single drive-under garage with interior floor drain and exterior driveway trench drain connected to storm water system
- Limited lifetime double layered laminate shingle system
- Vinyl siding with metal board & batton and brick exterior
- Damp proofing asphalt coating on exterior of foundation walls

HEATING, COOLING, & INSULATION

- 96% high efficiency furnace system
- Heat Recovery Ventilator (HRV)
- Humidifier
- Rough-in for future air conditioning unit
- 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
- Spray foam 'hot box' above garage

PLUMBING

- 50 gallon high efficiency gas hot water tank
- Moen fixtures in kitchen and all bathrooms
- Upgraded black fixtures in kitchen and master ensuite
- Kohler undermount sinks throughout home with a 9" deep double square compartment kitchen sink
- Waterline to fridge location
- Undermounted rectangular sinks in the vanities
- 1 piece gel-coated fiberglass tub or shower unit in secondary bedroom ensuites
- Laundry room floor drain

- Free-standing soaker tub in master bedroom ensuite
- Upgraded 12" rainshower shower head in ensuite shower
- Gas BBQ connection on rear exterior deck
- Non-freeze hose bibs with shut off valves for all exterior faucets
- Garage slab and drive way roughed-in for future in-floor heating, stubbed into mechanical room with sensor and thermostat wiring
- Gas and venting roughed-in for future in-floor heating boiler system

ELECTRICAL & LIGHTING

- High efficiency, energy saving LED light bulbs in a warm white light throughout the home
- Surface mount LED pot lights throughout main floor, hallways, master bedroom, and bonus room
- Motion activated walk-in pantry lighting
- Under cabinet countertop lighting in the kitchen
- Infiniti side mount garage door opener
- 2 exterior GFI weatherproof outlets
- TV and data outlets located in the living room, den, bonus room, and master bedroom with conduit outlets for HDMI in the living room and master bedroom
- Interconnected smoke and carbon monoxide detectors

WINDOWS & DOORS

- All above grade windows are Triple pane, low-E argon filled windows with black exterior finish
- All windows and sliding patio doors have an Energy Star rating
- 8' high front and rear entry doors
- 8' high fiberglass insulated garage door

INTERIOR FINISHES

- Luxury vinyl plank flooring throughout main and second floors, including bedrooms, bathrooms, and hallways
- 40oz textured polyester carpet in bonus room and on basement stairs
- Maple stringer open riser staircase with carpet treads between main and second floor
- Maple and glass railings throughout home
- 10mm tempered panel glass wall in main floor hallway
- Luxury vinyl plank stairs off main floor to raised den, and dropped foyer and rear entry
- Rough sawn textured fypon ceiling beams in main floor hallway and rear entry
- Fully tiled ensuite shower with bench and wall niche
- Masonite West End Collection Berkley passage door style with Halifax black levers
- Richelieu hanging hooks in mud room, foyer, and master walk-in closet
- MDF shelving throughout home
- Flat profile baseboards and casings
- 10mm 76" high clear glass walls in master ensuite shower with black hardware and ladder pull handle
- 42" high bathroom mirrors mounted on countertops, the length of the vanity countertop
- Splatter ceiling texture and square corners throughout home

CABINETRY & COUNTERTOPS

- Stained Hickory wood and painted MDF cabinetry
- Full extension, soft close drawers and cabinet doors
- Quartz countertops throughout with square edge profile

PAINT

- 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 on walls
- Feature wall colour on fireplace walls, half bathroom and dining area
- Maple railings and staircase stringers have 2 finish coats and 2 coats lacquer
- Stained and lacquered rough sawn textured fypon ceiling beams

APPLIANCES

- Samsung black stainless steel appliances
- 25 cu.ft. French door refrigerator with external water and ice dispenser and independent cooling systems
- 5-burner black glass electric cooktop with rapid boil burner and Wi-Fi monitoring
- 1.9/5.1 cu.ft. Combi double oven with power convention technology and ceramic enamel interior
- Dishwasher with auto-release door, heavy duty wash system, upper utensil rack, and flexible racking system
- 250 CFM built-in insert hood fan
- 4.5 cu.ft. front load washer with vibration reduction and self-clean technology in white
- 7.5 cu.ft. front load dryer with advanced moisture drying sensor in white
- 50" Allure linear electric fireplace

TECHNOLOGY

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

WARRANTY

- Silver Level Maintenance package by Master Craftsman Warranty
- Alberta New Home Warranty
 - » 1 year - covers defects in materials and labour
 - » 2 year - covers defects in materials and labour related to delivery and distribution systems (electrical, plumbing, heating systems, air conditioning)
 - » 5 year – covers defects in the building envelope resulting in water penetration
 - » 10 year – covers structural integrity

OFFERS

- One year free internet, home phone and cable or one year free internet and home security package
- Master Craftsman Warranty Maintenance Packages in Quarterly, Semi-Yearly, and Yearly options



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