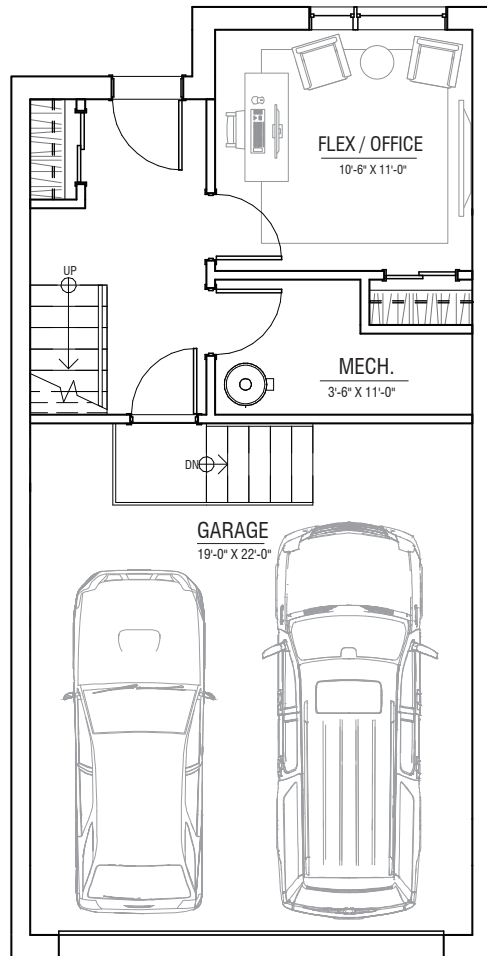
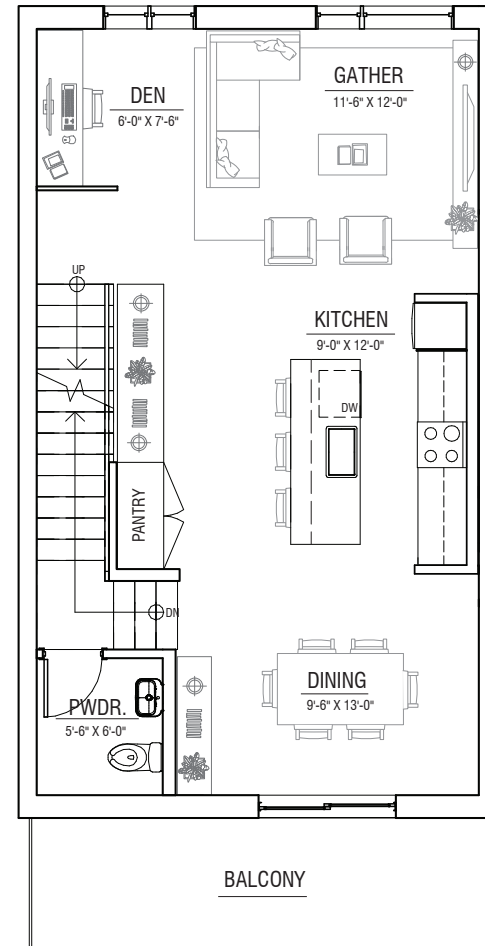


FLOOR PLAN THI

± 1,680 SQ. FT.



LOWER FLOOR
± 280 SQ.FT.

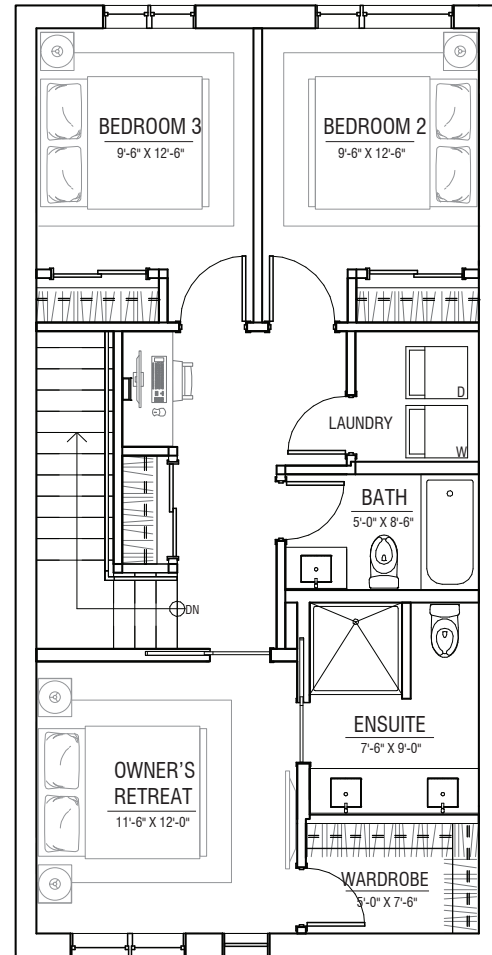


MAIN FLOOR
± 640 SQ.FT.

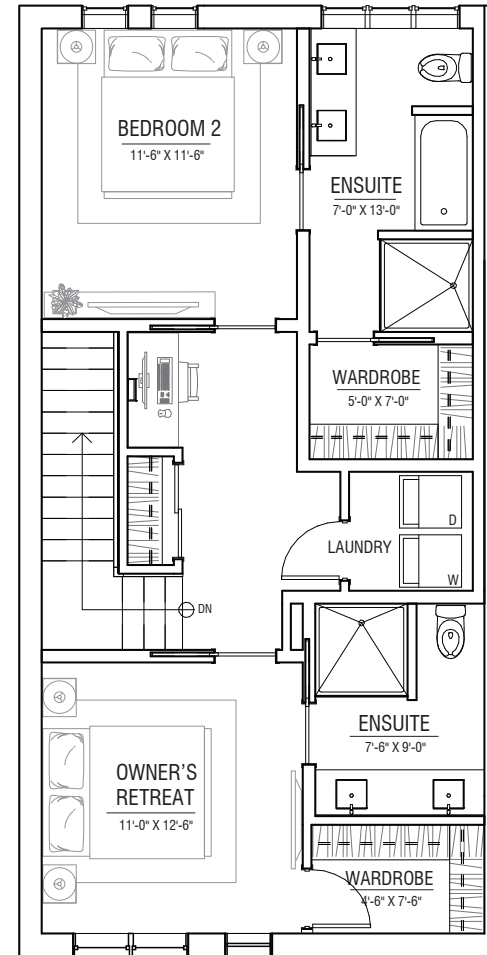
FLOOR PLAN TH1



± 1,680 SQ. FT.



UPPER FLOOR OPTION 1
± 760 SQ.FT.



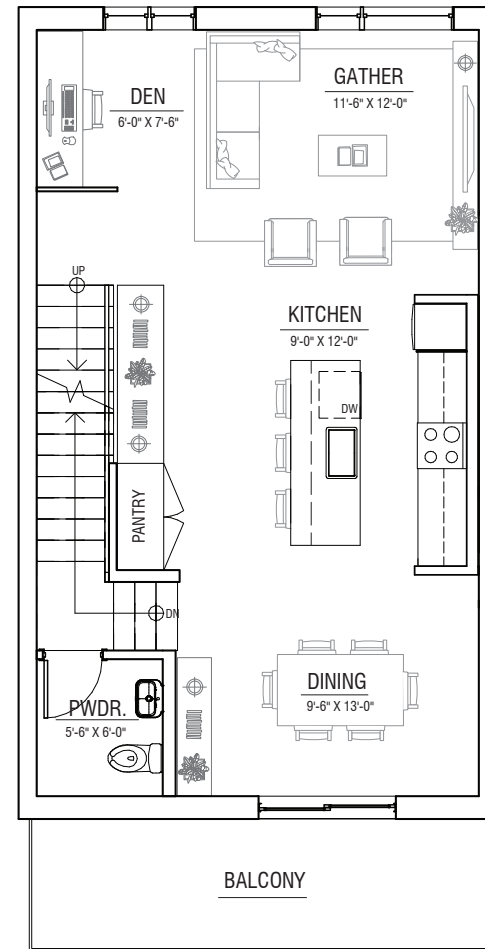
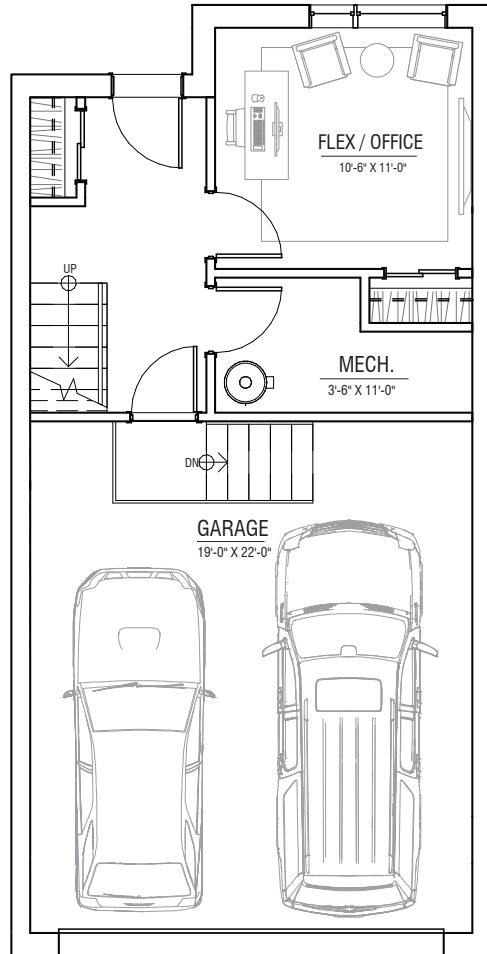
UPPER FLOOR OPTION 2
± 760 SQ.FT.

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FLOOR PLAN TH2

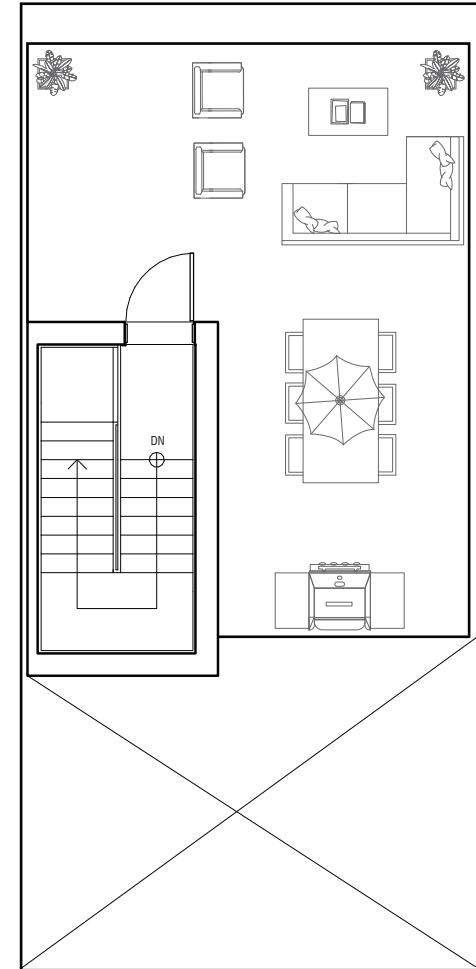
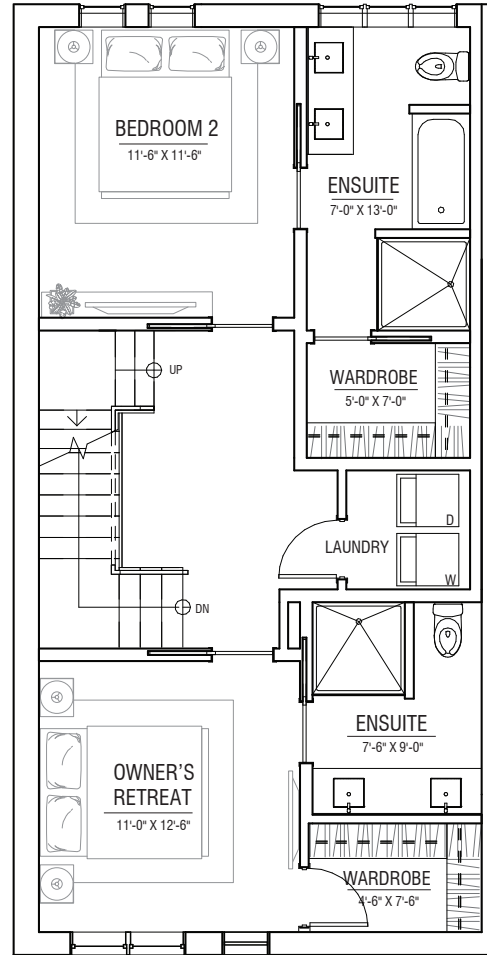
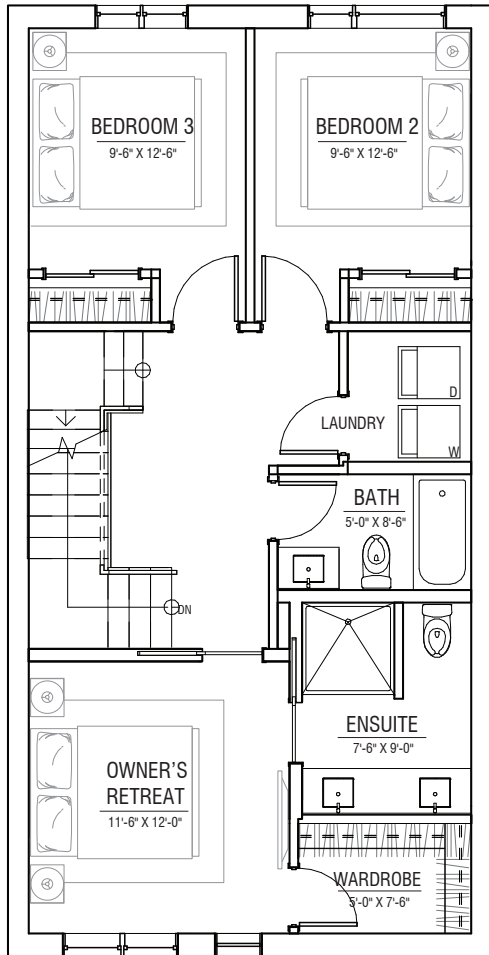
± 1,680 SQ. FT.



FLOOR PLAN TH2



± 1,680 SQ. FT.



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THE BUILDINGS

- Built by Truman - Customer Choice Award Winner for highest Customer Satisfaction
- Comprehensive coverage including deposit payments protected by Alberta New Home Warranty Program
- Clad in brick and James Hardie siding, these homes feature maintenance free exteriors highlighting large private balconies
- Approximate ± 9 foot main floor ceilings
- Luscious, professionally designed and irrigated landscaped areas throughout site
- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and 10 Year Structural Warranty
- Knockdown ceilings throughout finished areas

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THE HOMES

District Townhomes at West District are elegant residences created and curated by Truman's award-winning interior design team, highlighted by the following finishes:

Fresh Flooring

- Selection of high quality wide plank laminate flooring with acoustic underlay throughout main living areas (excluding tile areas & stairs, upper floor optional)
- Plush high grade patterned carpet on stairs & upper floors
- Custom full height tile kitchen backsplashes (optional upgrade to full height quartz backsplash)

Windows & Doors

- Custom designed entry door accented by individual custom lighting fixture
- High quality aluminum clad windows and clear thermal glazing on operating screened-windows



Meticulous Millwork

- Smooth panel doors with anti-scuff and scratch Taymor hardware
- Modern 3" profile painted baseboards
- Modern 3" profile painted door frames and casings
- Ample Glide Free® closet storage shelving (as per plan)
- Master walk-in closet cabinet featuring textured medina cabinet tower
- Painted railings with modern metal spindles

Brilliant Lighting

- 6 LED pot lights throughout main floor
- Hand-picked contemporary & energy efficient interior light fixtures

THE KITCHENS

- Award winning floor to ceiling ergonomic TRUspace® cabinets featuring premium zero-edge finishes, available in Blanc or Noir colour palettes
- Polished quartz hard surface eased-edge countertops
- Undermount sink with industrial high arc single lever faucet
- Full height tile kitchen backsplashes
- Energy saving under-cabinet LED lighting
- Custom made cabinet door hardware (as per selections)
- Soft-close door & drawer technology with integrated storage featuring cutlery drawer, deep pot/pan drawers and built-in bakeware organizer in cabinetry above fridge



THE APPLIANCES

- Panelled Fisher & Paykel 36" built-in French door refrigerator with ice maker in freezer (non-dispensing), glass shelves and Active Smart system
- Whirlpool 1.6 cubic ft. microwave with 27" trim kit
- 600 CFM above range hood fan
- Whirlpool stainless steel gas range featuring 4 sealed gas burners, self-cleaning 5.0 cubic ft. oven and cast iron full-width satin finish grates
- Whirlpool 24" fingerprint resistant stainless steel built-in dishwasher featuring adjustable upper rack & sensor cycle
- Ultra-quiet in-suite Energy Star® front load stacked washer and dryer with quick water shut off valve



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THE BATHROOMS

- Convenient two-piece powder room alongside main living area
- Eased edge polished quartz countertops (as per plan)
- Modern square edge tub with sloping lumbar support and upgraded contemporary tiles inspire a luxe spa atmosphere
- Delta plumbing fixtures with undermount porcelain vessel sink
- Porcelain comfort-height toilets
- Matching Taymor hardware and accessories
- Polished edge glass shower door and frame (as per plan, ensuite only, where applicable)
- Environmentally conscious Water Sense® fixtures and toilets
- Safety and pressure-balancing mixing valves for tub and showers

THE MECHANICS

- Forced-air high efficiency gas furnace with drip humidifier and high efficiency hot water tank (electric)
- Roughed-in for security, VACUFLO system, and home networking (low voltage cabling to smart panel)
- Programmable thermostat and power HRV (heat recovery ventilator)
- Smart technology featuring integrated wiring to panel, smart plug USB jack, TV and telephone connections in principal areas