

North Point Trail 2 Storey Duplex

September 22, 2026

General Details

- 1424 ft² 2 Storey Home, with unfinished basement
- ICF 6" basement walls on 10"x30" footing
- 290 ft² Insulated garage with floor drain
- Insulated 9x7 garage door with electric opener
- 2x10 fir main level floor joists, 5/8" OSB T&G sheathing
- 16" open web 2nd level floor joists, 5/8" OSB T&G sheathing
- 2x6x8' exterior walls with R22 insulation, house wrap
- 2x4x8' typical interior walls (8' ceilings)
- Engineered roof trusses, 24" o/c, R50 ceiling insulation
- Triple pane pvc windows, pre-finished white ext. doors
- 5 year New Home Warranty

Exterior finish

- Aluminium soffit and fascia
- Vinyl siding & brick accents as per plan
- GAF laminated fibreglass shingles - limited lifetime warranty
- Rain gutters and downspouts as required
- Concrete driveway and sidewalks as per plan
- Landscaped including topsoil and grass seeded

Interior Finish

- Cabinetry by Commander Kitchens
- Painted mdf 1x3 trim, painted hollowcore doors (standard white paint included, custom colors may be extra)
- Smooth ceilings and walls, square corner beads
- Painted drywall, 3 colors latex paint included
- Flooring by Winkler Floor Fashions
- 1 shelf and rod per coat and bedroom closet, pantry c/w 5 rows

Plumbing & Mechanical

- 2 pc main floor powder room
- 4 pc 2nd floor bathroom with 1 pc acrylic tub/shower
- Bathroom rough in only for basement
- Single lever SS kitchen and bath faucets
- Double compartment SS kitchen sink
- Microwave range hood combo (black or white)
- Central vac rough in only
- Cold Climate Air to Air heat pump with 10kw/heat bank
- HRV (Air Exchanger)
- 40 gallon electric hot water tank, 6 year warranty
- 2 lawn hydrants

Electrical

- 200 amp electrical service
- White Decora outlets and switches
- (1) exterior slim LED & (2) exterior wall lights
- (8) interior LED ceiling lights
- 2 TV location, 2 telephone location
- Typical wiring as per code
- Light fixtures supplied by Pinnaco

Misc. info

- Floor plan dimensions may vary from plans
- Exterior colors and trim design may not be exactly as shown on drawings

Purchase Price (inc net gst) \$374,900.00
Price is Per Unit
new home gst rebate assigned to vendor

Options

☐	Fridge water line	\$145.00
☐	4kw "SPIDER" garage heater	\$904.42
☒	Garage insulated and drywalled	INCLUDED
☐	Garage taping, painting, trim	\$1,995.00
☐	Basement finishing as per plan	\$30,500.00

Note: Basement finish price is based on being selected before contruction is complete.

(check marked items are confirmed options)
(pricing includes installation and applicable taxes)