

INNOVATIVE • FUNCTIONAL

TimberRock Villas

in Timberlands North













- 2 & 3 BEDROOM TOWNHOMES
- WALKING DISTANCE TO SHOPPING, RESTAURANTS AND AMENITIES
- PEDESTRIAN FRIENDLY STREETS WITH NEIGHBOURHOOD TRAIL SYSTEM
- CENTRAL PARK AREA FOR GATHERING
- CANYON SKI AREA ONLY MINUTES AWAY
- 2 PUBLIC GOLF COURSES WITHIN MINUTES
- WALKING DISTANCE TO PICKLE BALL COURTS AND RECREATION

NO CONDO FEES

Townsend Street
in Timberlands North

TimberRock Villas

in Timberlands North

<p>High Efficiency</p>  <p>High Efficiency Electric Hot Water Tank 96% Efficient Gas Furnace</p>	<p>LUTRON Caseta Smart Phone App</p>  <p>- Safe Entry - Light Control - Heating - Compatible - Expandable Home Automation</p>	<p>Windows</p>  <p>Triple Pane Low E Windows as per Plan</p>
<p>Electrical</p>  <p>Programmable Bath Fans Electrical Logout</p>	<p>Programmable HRV</p>  <p>Energy Efficient Pure Fresh Air</p>	<p>Appliances</p>  <p>Premium Selection Stainless Steel</p>
<p>Interior Design</p>  <p>Pick Your Colours with our Designer</p>	<p>Exterior</p>  <p>Low Maintenance Lifetime Shingles</p>	<p>Cabinetry</p>  <p>Design Your Kitchen with a Generous Allowance</p>
<p>Basement</p>  <p>Custom Basement Development Available</p>	<p>Financing</p>  <p>Legal Fees Included with use of Servus Credit Union</p>	<p>Tell Us</p>  <p>We Are Listening, It's Your Home</p>

* STANDARD FEATURES AND SPECIFICATIONS SUBJECT TO CHANGE AT BUILDER'S DISCRETION

SAFE • EFFICIENT • HEALTHY

TimberRock Villas

in Timberlands North
BI-LEVEL

NO CONDO FEES



INTERIOR

FLAT PANEL TEXTURED MELAMINE CABINETS

WITH 39" HIGH UPPER CABINETS AND A SET OF POT & PAN DRAWERS

DELTA OR MOEN FAUCETS WITH CHROME FINISH

TILE AROUND TUB/SHOWER UNITS

TILE ON VANITY

STAINLESS STEEL WHIRLPOOL APPLIANCES

WOOD GRAIN VINYL PLANK THROUGHOUT MAIN FLOOR AND BATHROOMS

CARPET THROUGHOUT BASEMENT (EXCEPT BATHROOMS AND LAUNDRY)

ONE-PIECE TUB/SHOWER UNITS

MODERN 3 1/2" CASING AND 4" BASEBOARDS (FLAT PROFILE)

9' ISLAND

9' CEILING HEIGHT (MAIN FLOOR)

EXTERIOR

PREMIUM VINYL SIDING AND CORRUGATED METAL ACCENT

SMART BOARD TRIM AROUND FRONT WINDOWS AND DOORS

LIFETIME ASPHALT SHINGLES

CONCRETE FRONT STEPS

DURADEK REAR DECK WITH COMPOSITE STAIRS

ALUMINUM RAILING ON DECKS

MECHANICAL

HEAT RECOVERY VENTILATION SYSTEM

LOW FLUSH TOILETS

HIGH EFFICIENCY FURNACE

75 GALLON HOT WATER TANK

PROGRAMMABLE THERMOSTAT

SPRAY FOAM RIM JOISTS

LED LIGHTS AND LED POT LIGHTS

STRUCTURE

24" ON CENTER 2X6 WALLS

PARTY WALL WITH 2X6 STUDS,

16" ON CENTER AND 5/8" DRYWALL

ROXUL SAFE AND SOUND WITH

RESILIENT CHANNEL AND 1" SPACE

ADDITIONAL

LEGAL FEES COVERED WITH USE OF

MASON MARTIN HOMES LAWYER

WARRANTY COVERED BY ALBERTA NEW HOME WARRANTY

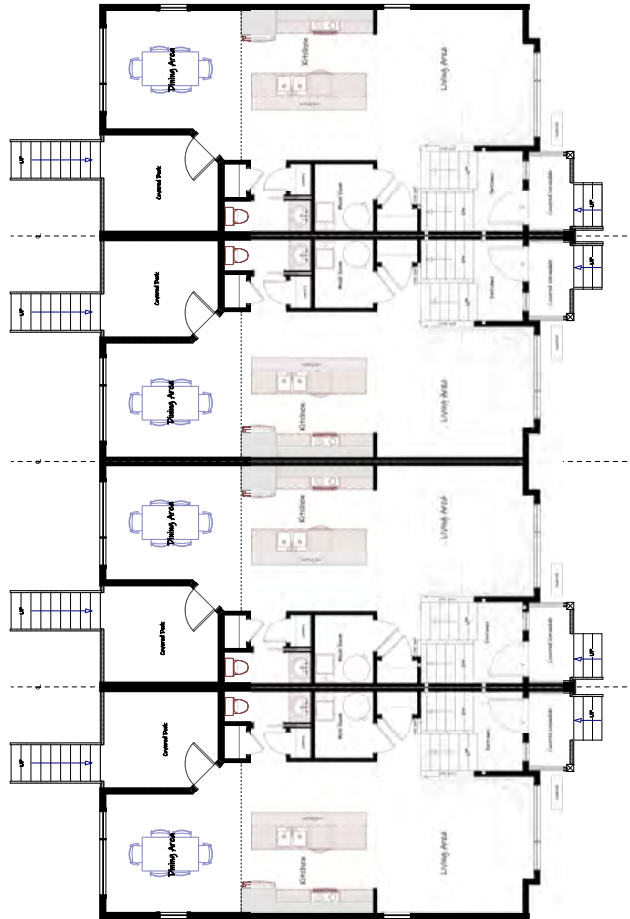
2 WARRANTY AND CUSTOMER SATISFACTION INSPECTIONS

AFTER POSSESSION

MAIN FLOOR

**Floor plan not exactly as shown*

- PREMIUM FEATURES
- LARGE DETACHED GARAGES AVAILABLE



BASEMENT

**Floor plan not exactly as shown*

- 2 AND 3 BEDROOMS
- CLOSE TO SHOPPING & RECREATION

