

TimberRock Villas

in Timberlands North

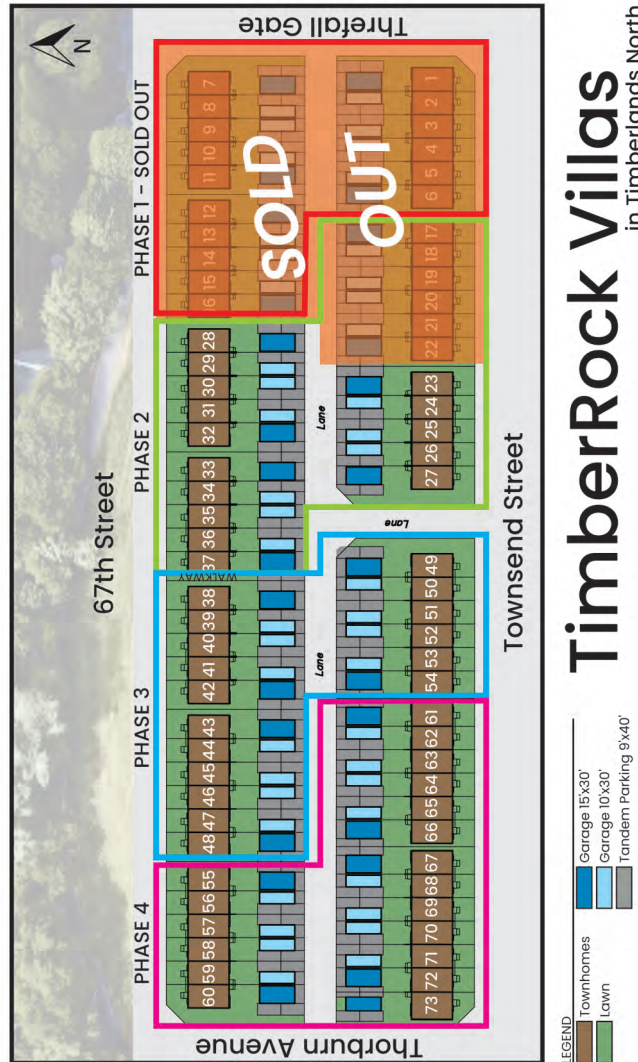
- 2 & 3 BEDROOM TOWNHOMES
- WALKING DISTANCE TO SHOPPING, RESTAURANTS AND AMENITIES
- PEDESTRIAN FRIENDLY STREETS WITH NEIGHBOURHOOD TRAIL SYSTEM
- CENTRAL PARK AREA FOR GATHERING
- CANYON SKI AREA ONLY MINUTES AWAY
- 2 PUBLIC GOLF COURSES WITHIN MINUTES
- WALKING DISTANCE TO PICKLE BALL COURTS AND RECREATION

**NO
CONDO
FEES**

**PERFORMANCE
DESIGNED**

Townsend Street
in Timberlands North

**PERFORMANCE
DESIGNED**



TimberRock Villas

in Timberlands North

2 STOREY

**NO
CONDO
FEES**



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INTERIOR

OPEN CONCEPT DESIGN WITH 9' CEILINGS
 FLAT PANEL SOFT CLOSE CABINETS WITH 39"H UPPER CABINETS
 AND POT & PAN DRAWERS
 FULL HEIGHT TILE KITCHEN BACKSPLASH
 TILE AROUND TUB/SHOWER UNITS
 TILE BACKSPLASH ON VANITIES
 STAINLESS STEEL APPLIANCE PACKAGE
 LUXURY VINYL PLANK THROUGHOUT MAIN FLOOR AND BATHROOMS
 ONE-PIECE TUB/SHOWER UNITS
 MODERN CASING AND BASEBOARDS (FLAT PROFILE)
 8' 6" QUARTZ ISLAND
 QUARTZ COUNTERTOPS THROUGHOUT
 LED POT LIGHTS
 PREMIUM INTERIOR HARDWARE
 MODERN HORIZONTAL SPINDLE RAILING

EXTERIOR

PREMIUM VINYL SIDING, BOARD & BATTEN AND LUX METAL ACCENT
 SMART BOARD TRIM AROUND FRONT WINDOWS AND DOORS
 LIFETIME ASPHALT SHINGLES
 EXTERIOR ALUMINUM RAILING
 TRIPLE PANE VINYL WINDOWS
 (CASEMENT WINDOWS AS PER PLAN)

MECHANICAL

HEAT RECOVERY VENTILATION SYSTEM
 LOW FLUSH TOILETS
 96% HIGH EFFICIENCY FURNACE
 80 GALLON ELECTRIC HOT WATER TANK
 PROGRAMMABLE WIFI THERMOSTAT
 LUTRON CASETA SMART HOME SYSTEM

STRUCTURE

24" ON CENTER 2X6 WALLS
 PARTY WALL WITH 2X6 STUDS, 16" ON CENTER AND 5/8" DRYWALL
 ROXUL SAFE & SOUND BAR WITH RESILIENT CHANNEL AND 1" SPACE
 SPRAY FOAM RIM JOISTS
 R-50 ATTIC INSULATION

ADDITIONAL

WARRANTY COVERED BY ALBERTA NEW HOME WARRANTY
 WARRANTY AND CUSTOMER SATISFACTION INSPECTIONS
 AFTER POSSESSION DURING FIRST YEAR

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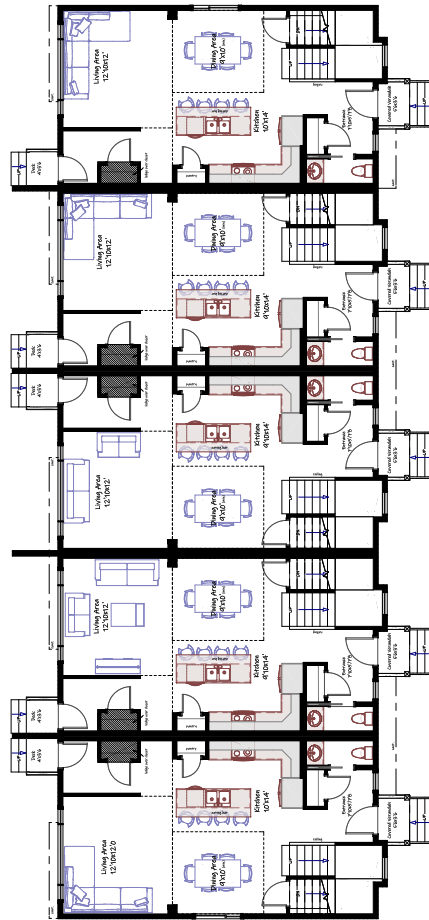
in Timberlands North

2 STOREY

- PREMIUM FEATURES
- LARGE DETACHED GARAGES AVAILABLE

MAIN FLOOR

**Floor plan not exactly as shown*



- 2 AND 3 BEDROOMS
- CLOSE TO SHOPPING & RECREATION

BASEMENT

**Floor plan not exactly as shown*



SAFE • EFFICIENT • HEALTHY • INNOVATIVE • FUNCTIONAL