

TimberRock Villas

in Timberlands North

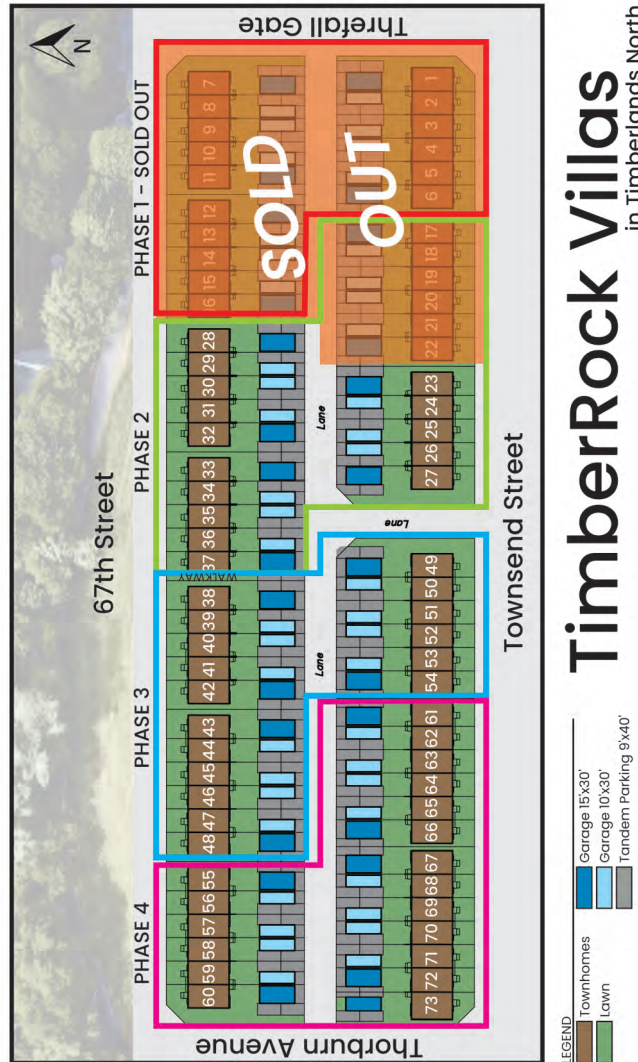
- 2 & 3 BEDROOM TOWNHOMES
- WALKING DISTANCE TO SHOPPING, RESTAURANTS AND AMENITIES
- PEDESTRIAN FRIENDLY STREETS WITH NEIGHBOURHOOD TRAIL SYSTEM
- CENTRAL PARK AREA FOR GATHERING
- CANYON SKI AREA ONLY MINUTES AWAY
- 2 PUBLIC GOLF COURSES WITHIN MINUTES
- WALKING DISTANCE TO PICKLE BALL COURTS AND RECREATION

**NO
CONDO
FEES**

**PERFORMANCE
DESIGNED**

Townsend Street
in Timberlands North

**PERFORMANCE
DESIGNED**



INTERIOR

- FLAT PANEL TEXTURED MELAMINE SOFT CLOSE 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 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

- PROGRAMMABLE HRV SYSTEM
- LOW FLUSH TOILETS
- HIGH EFFICIENCY LENNOX ELECTRIC FURNACE
- 80 GALLON HOT WATER TANK
- PROGRAMMABLE THERMOSTAT

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
- SPRAY FOAM RIM JOIST

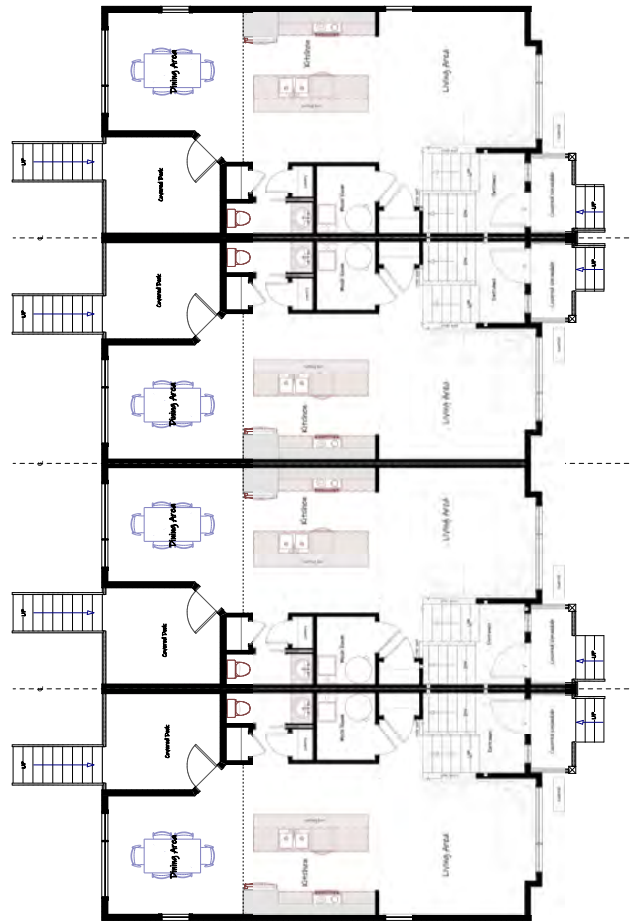
ADDITIONAL

- WARRANTY COVERED BY
 - ALBERTA NEW HOME WARRANTY
- 2 WARRANTY AND CUSTOMER SATISFACTION INSPECTIONS
 - AFTER POSSESSION

- PREMIUM FEATURES
- LARGE DETACHED GARAGES AVAILABLE

MAIN FLOOR

**Floor plan not exactly as shown*



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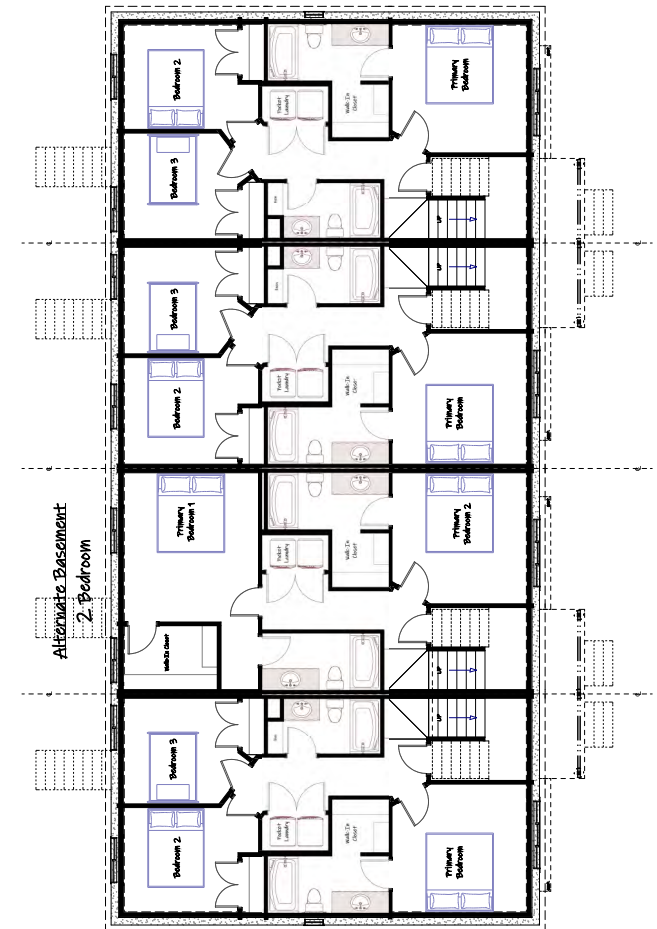
in Timberlands North

BI-LEVEL

- 2 AND 3 BEDROOMS
- CLOSE TO SHOPPING & RECREATION

BASEMENT

**Floor plan not exactly as shown*



SAFE • EFFICIENT • HEALTHY • INNOVATIVE • FUNCTIONAL