

TRUE-LINE

DESIGNER - BUILDER

THE SIERRA II



SHOW HOME

- 1472 square foot main floor Bi-Level
- 3 bedrooms/2 bathrooms
- 975 square foot basement development
- 2 bedrooms/1 bathroom
- 20' x 24' attached garage
- *Features on the reverse*



2014 WINNER

Builder of the Year
& (Large Volume)

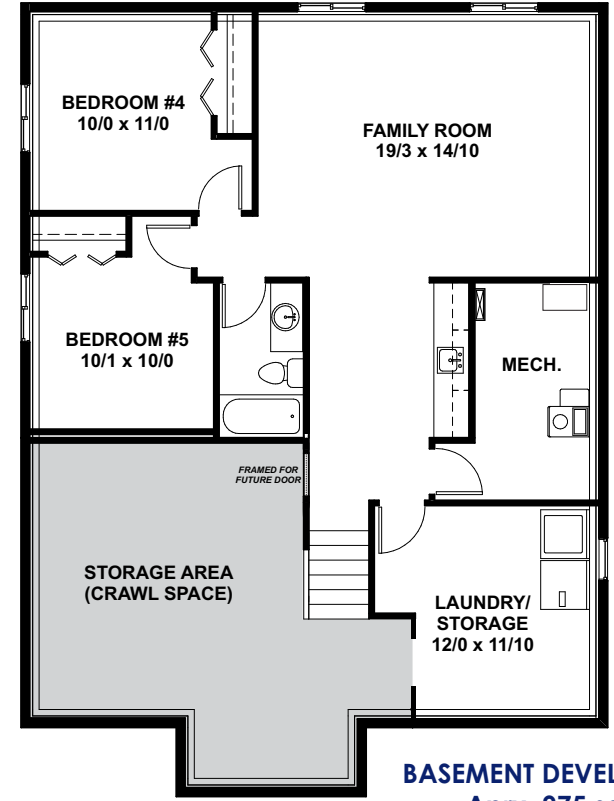
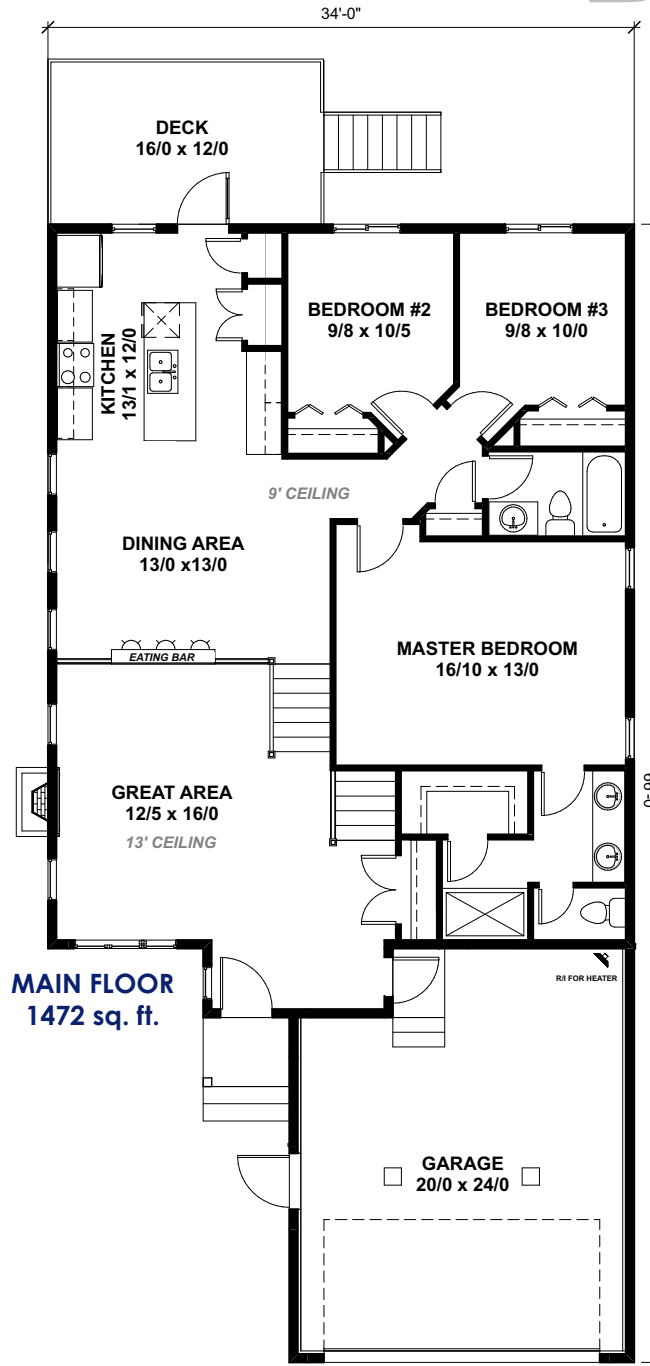
Renovator of the Year

TrueLineHomes.com

403.341.5933

BLACKFALDS

4929 ASPEN LAKES BLVD.



FOR SALE

Own today for
\$532,938*

Ask someone who has built with us before and you will hear why we are a True-ly Different Builder!



TRUE-LINE ESSENTIALS ...

- 11 interior door styles to select from
- 5 finishes for door knobs or levers to select from
- Multiple styles of bathroom hardware to select from
- 1 main & 1 accent colour of high quality paint
- Oak or MDF base & case
- Melamine or wire shelves to closets
- Full height tiled kitchen backsplash
- Waterline to fridge
- Drip-free bathroom fans
- Roughed in vacuum system
- TV & phone outlets in all bedrooms & living areas
- Christmas light plugs in soffit with switch in front closet
- 8'4" foundation walls
- 6 mil poly under basement slab
- 16" on centre silent floor system
- Premium sub flooring; glued & nailed
- Poured concrete driveway & sidewalks
- Rock accents on exterior
- 30-year IKO fibreglass shingles
- High-efficient 95% 2-stage DC variable speed furnace
- High-efficient water tank
- Tyvec Home Wrap System
- R12 insulation in the basement frost walls
- Insulated rim board R14

CHOICE FEATURES IN THIS HOME ...

- Developed basement with 2 bedrooms, 1 bath, large family room custom wet bar, laundry/storage room
- Upgraded lino wood-look flooring, shaker maple cabinets, woodwork, lighting and pot lights throughout home
- Dual sinks in Ensuite
- 9' walls on main level
- 13' walls in Great Area
- Gas fireplace in Great Area with mantle, hearth and accent wall
- Stainless steel appliance package
- Quartz countertops in Kitchen
- Undermount sink in Kitchen with pull-out faucet
- SunStop argon filled windows
- Tankless hot water system
- Rough-in for under slab heat in basement
- 14' x 12' composite deck with aluminum railing
- Gas line to deck
- Full security system
- 20' x 24' attached garage with upgraded door and sumps
- Rough-in for garage heater
- Custom blinds package
- Exterior accents
- Sod



Purchase this home today: **\$532,938***
(including lot & GST)

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