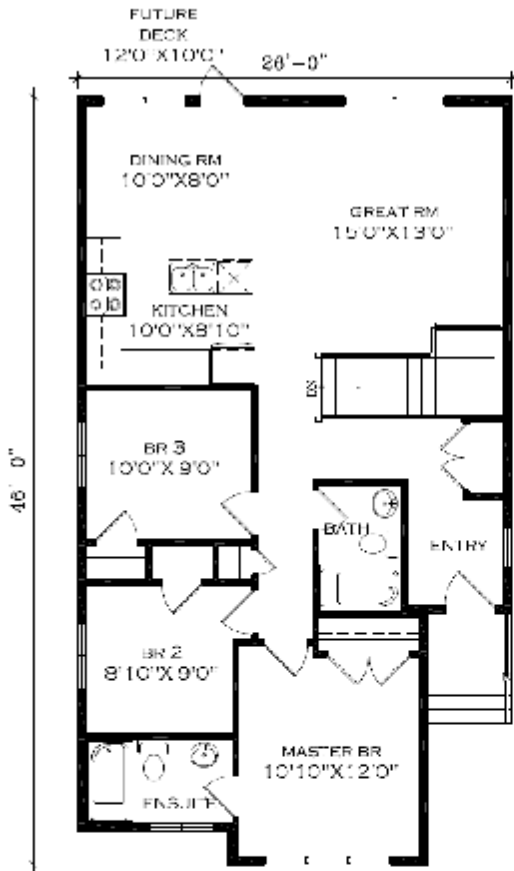


**Purchase this Home for \$299,930!**  
\*includes appliances, lot & GST\*

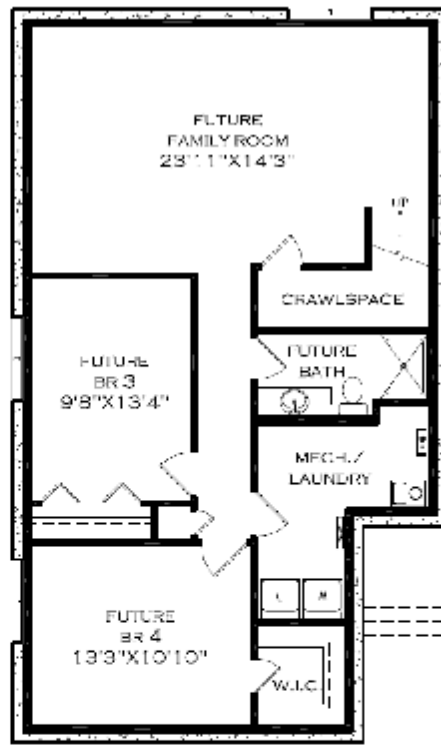
**Build this plan as low as \$179,480**  
\*plus lot & GST



**15 CHARLES AVE, RED DEER**  
1103 SQ. FT. BUNGALOW



**MAIN FLOOR**  
1103 SQ FT



**FUTURE BASEMENT DEVELOPMENT**  
-945 SQ FT

# Quality is Priceless

15 Charles Avenue, Red Deer

TLC Essentials

TLC Extras

\*TLC Green

\*TLC Green Plus

## Interior Features (1103 Sq.ft.)

Custom Cabinets (Oak -Smoked Ebony Finish)	✓				
One Main & One Accent Paint Color (with Low V.O.C's)	✓			✓	
Round Corners on Interior Walls	✓				
Tiled Vanity Backsplash with a Row of Tiles Around the Tub	✓			✓	
Full Tiled Kitchen Backsplash	✓			✓	
White Melamine Shelves in Closets	✓			✓	
Appliance Package (Fridge, Stove, Dishwasher & Microwave (OTR))	✓				

## Exterior Features

Poured Concrete Front Walks	✓				
Rock Accents on Exterior	✓				
Weather Mate House Wrap	✓			✓	
Maintenance Free Exterior with Vinyl Siding	✓				
Aluminum Exterior Cladding and Trim	✓			✓	
Shingles are IKO Fiberglass 30-Year	✓			✓	
Insulated Rim Board R-14	✓			✓	
Black Dirt Supplied and Leveled	✓			✓	
20'x24' Parking Pad	✓				

## Construction Details

8'4" Foundation Walls	✓				
8' Walls on Main Floor	✓				
6 Mil Poly under Basement Slab	✓				
16" On Center Silent Floor System, with LVL Beams	✓			✓	
3/4" Gold Sub Flooring; Glued and Nailed	✓			✓	
7/16" OSB Sheeting on Roof	✓			✓	
Red Seal Taped Windows (Moisture Barrier) & Foam Insulated Edges (eliminates drafts)	✓			✓	
R-12 Insulation in the Basement Frost Walls	✓			✓	
R-22 Insulation in the Exterior Walls		✓			✓
R-50 Insulation in the Ceiling		✓			✓
HS4A Dual 1-SunStop Argon Filled R-4.17 Windows Energy Star Rated		✓			✓

## Electrical

Christmas Light Soffit Plug with Switch in Front Closet	✓				
TV, & Phone Hook-Ups in each Room	✓				
Fiber Cabling to the Home	✓				
Primary Exhaust Fan	✓				
Roughed in Vacuum System	✓				

## Plumbing

Shut Off Valves on all Sinks, Toilets and Exterior Taps	✓				
Drip-Free Bathroom Fans	✓				
Moen Single Lever Taps Throughout House	✓			✓	
Continuous Hot Water System		✓			✓

## Heating

High Efficient Furnace	✓			✓	
Programmable Thermostats	✓			✓	
Roughed In Basement Slab Heat		✓		✓	

15 Charles Avenue as You See it : \$299,930.00

(Including Fridge, Stove, Lot, Legal Fees & GST)

Build 15 Charles Avenue in a Different Location (Plus Lot, GST & GST Rebate): \$184,980.00

(Not Including Fridge, Stove, Lot, Legal Fees, GST & GST Rebate)

Own This Home as Low as: \$179,480.00

(Built with Standard True-Line Features, Not Including Fridge, Stove, Lot, Legal Fees, GST & GST Rebate)

Basement Development: Ask Us