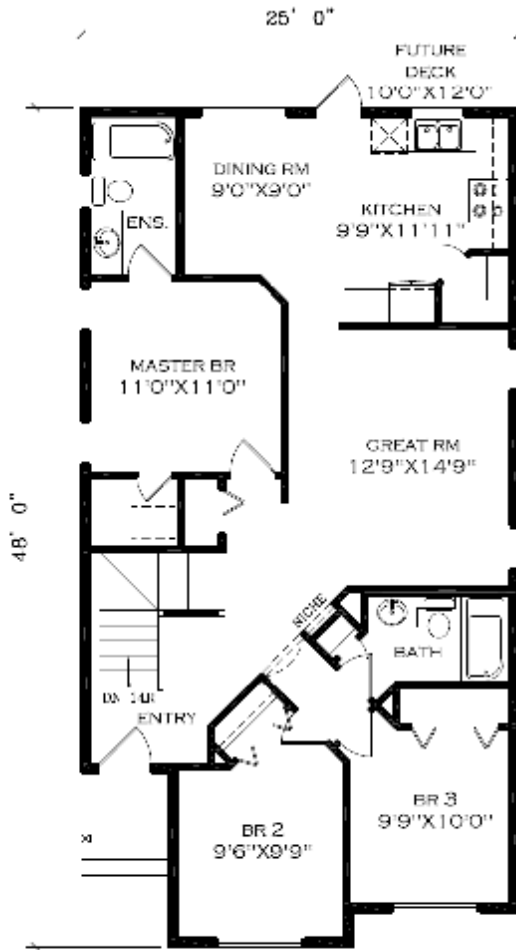


Purchase this Home for \$308,900!
includes appliances, lot & GST

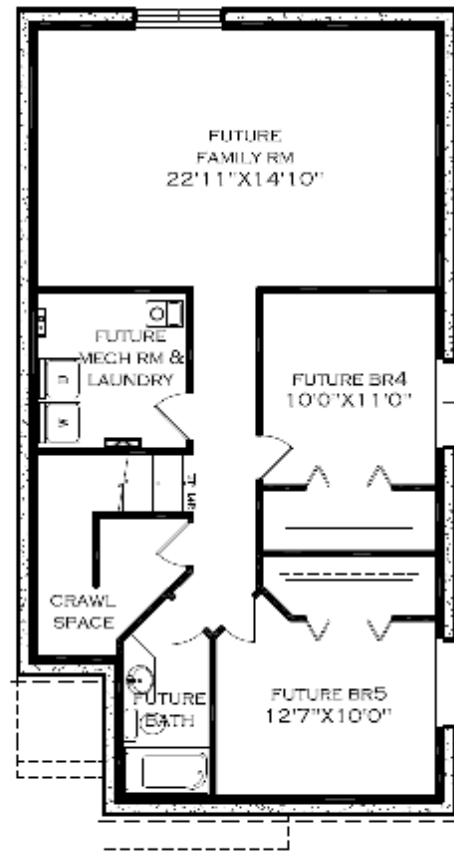
Build this plan as low as \$182,520
*plus lot & GST



23 COOPER CLOSE, RED DEER
1131 SQ. FT. BUNGALOW



MAIN FLOOR
1131 SQ FT



FUTURE LOWER DEVELOPMENT
~938 SQ FT

Quality is Priceless

23 Cooper Close, Red Deer

TLC Essentials

TLC Extras

*TLC Green

*TLC Green Plus

Interior Features(1131 sq.ft.)

Custom Cabinets (Oak - Wheat Husk 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 Cable 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		✓		

23 Cooper Close as You See it : \$308,499.00

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

Build 23 Cooper Close in a Different Location (Plus Lot, GST & GST Rebate): \$189,033.00

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

Own This Home as Low as: Ask Us

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

Basement Development: Ask Us

* These features are Built Green eligible.