

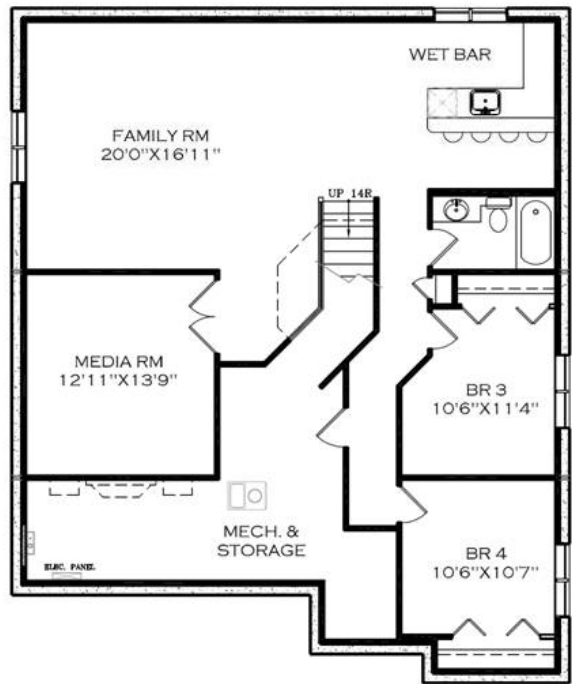
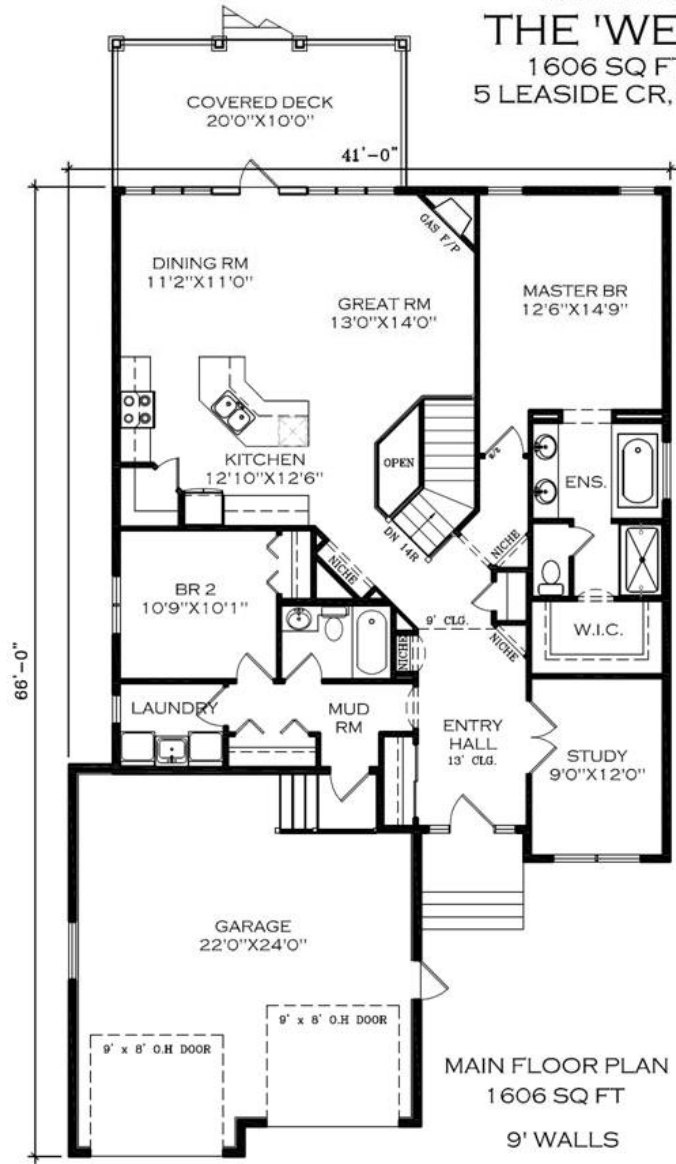
Purchase this Show Home for \$613,420!
includes window coverings, appliances, lot & GST

Build this plan as low as \$297,960
*plus lot & GST



SYLVAN LAKE SHOWHOME
TRUE-LINE CONTRACTING LTD.

THE 'WESTWOOD'
1606 SQ FT BUNGALOW
5 LEASIDE CR, SYLVAN LAKE, AB



Quality is Priceless

5 Leaside Crescent, Sylvan Lake

TLC Essentials

TLC Extras

*TLC Green

*TLC Green Plus

Interior Features (1606 Sq.ft.)

Custom Cabinets-Birch Smoked Ebony with Antique White 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	✓			✓
Wire Shelving in Closets	✓			✓
Granite Counter Tops		✓		
Hardwood and Tile		✓		
Appliances (Fridge, Stove, Dishwasher & Microwave (OTR))		✓		
Window Coverings and Blinds		✓		
13' Front Entry		✓		
Finished Basement (1261 Sq.ft.)		✓		
Wet Bar in Basement		✓		

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	✓			✓
Landscaping & Sod		✓		
10'x20' Covered Rear Deck with Decksmart		✓		

Garage (24' x 26')

Garage Door Opener with Two Remotes	✓			
Poured Concrete Driveways	✓			
Walls Insulated, Boarded & Fire Taped	✓			

Construction Details

8'4" Foundation Walls	✓			
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-40 Insulation in the Ceiling	✓			✓
R-12 Insulation in the Basement Frost Walls	✓			✓
R-22 Insulation in the Exterior Walls		✓		✓
R-50 Insulation in the Ceiling		✓		✓
9' Walls on Main Floor		✓		
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	✓			
Primary Exhaust Fan	✓			
Roughed in Vacuum System	✓			
Complete Sound & Security System		✓		

Plumbing

Shut Off Valves on all Sinks, Toilets and Exterior Taps	✓			
Drip-Free Bathroom Fans	✓			
Moen Single Lever Taps Throughout House	✓			✓
Dual Sinks in Ensuite		✓		
Jet Tub in Ensuite		✓		
Dual Shower Heads in Ensuite		✓		
5' Shower in Ensuite		✓		
Continuous Hot Water System		✓		✓

Heating

High Efficient Furnace	✓			✓
Programmable Thermostats	✓			✓
Basement Slab Heating		✓		
Gas Fireplace		✓		

5 Leaside Crescent as You See it : \$613,420.00

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

Build 5 Leaside Crescent in a Different Location (Plus Lot, GST & GST Rebate): \$420,810.00

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

Own This Home as Low as: \$297,960.00

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

Basement Development: Ask Us