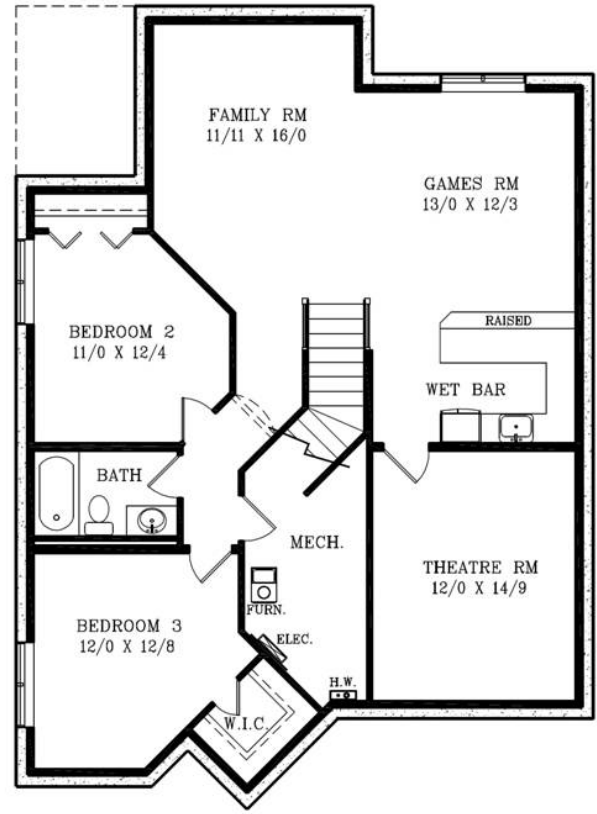
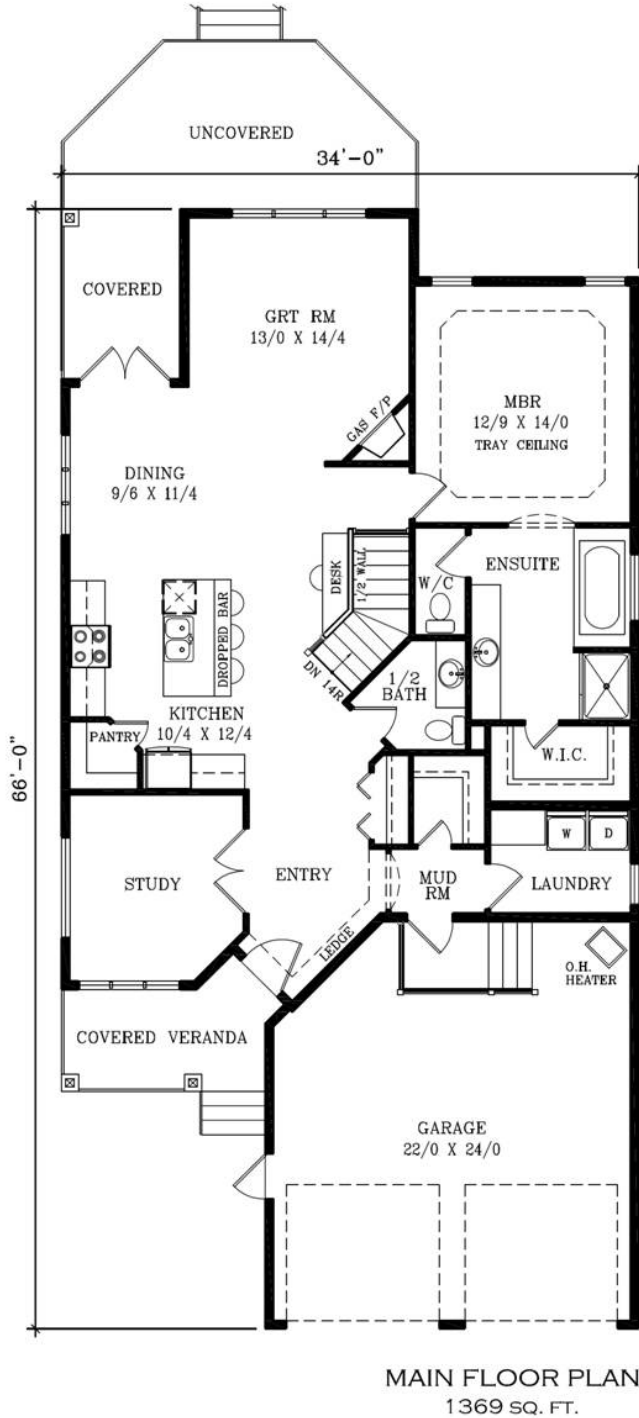


**DTHR LOTTERY HOME**  
**80 SUTHERLAND CLOSE**  
1369 SQ FT BUNGALOW  
RED DEER, AB



**NOW FOR SALE...**  
**ASK FOR DETAILS!**

# Quality is Priceless

2010 DTHR Foundation Hospitals' Lottery Home- 80 Sutherland Close, Red Deer



## Interior Features

Full Tiled Kitchen Backsplash	✓		✓	
Tiled Vanity Backsplash with a Row of Tiles Around the Tub	✓		✓	
One Main & One Accent Paint Color (with Low V.O.C's)	✓		✓	
Custom Cherry Cabinets & Maple Hardwood Flooring		✓		
Granite Kitchen Countertops		✓		✓
Complete LG Appliance Package (Donated by Trail & LG Appliances)		✓		✓
Marble Bathroom Countertops		✓		✓
Chamford Corners & Plant Ledges		✓		
Custom Woodwork Through-out		✓		
Laundry Room Cabinetry		✓		
Wire Shelving comes with Organizers		✓		✓
Complete Sound & Security Package (4 zone sound)		✓		
Window Coverings		✓		
Water Fall Feature above the Fireplace		✓		
Developed Basement including Wet Bar with Concrete Countertop		✓		✓
Rear Projection T.V. and Screen in the Media Room		✓		

## Exterior Features

Shingles are IKO Fiberglass 30-Year	✓		✓	
Maintenance Free Exterior with Vinyl Siding and Rock Accents	✓			
Aluminum Exterior Cladding and Trim	✓		✓	
Weather Mate House Wrap	✓		✓	
Poured Concrete Front Walks	✓			
Covered Front Veranda		✓		
Partially Covered Rear Deck with Tuff Decking & Aluminum Railing		✓		
Sodded Yard		✓		✓

## Garage

Walls Insulated & Boarded	✓			
Custom Finish includes Lift, Heated, Taped, Painted, Cabinets & Finished Floor		✓		
Custom Garage Door comes with Openers		✓		
Exposed Concrete Driveway		✓		

## Construction Details

8'4" Foundation Walls	✓			
9" Walls on the Main Floor	✓			
6 Mil Poly under Basement Slab	✓			
16" On Center Silent Floor System, with LVL Beams	✓		✓	
3/4" Gold Sub Flooring; Glued and Screwed	✓		✓	
7/16" OSB Sheeting on Roof	✓		✓	
Red Seal Taped Windows (Moisture Barrier) & Foam Insulated Edges (eliminates drafts)	✓		✓	
Insulated Rim Board R-14	✓		✓	
HS4A Dual 1-SunStop Argon Filled R-4.17 Windows Energy Star Rated		✓		✓
R-22 Insulation in the Exterior Walls		✓		✓
R-50 Insulation in the Ceiling		✓		✓

## Electrical

Christmas Light Soffit Plug with Switch in Front Closet	✓			
TV, & Phone Hook-Ups in each Room	✓			
Fiber to the Home (available only in Red Deer)	✓			
Complete Vacuum System	✓			
Free HD T.V. with PVR box from Telus for one full year (not included in pricing)		✓		

## Plumbing

Shut Off Valves on all Sinks, Toilets and Exterior Taps	✓			
Air-tub with Water Fall and Shower	✓			
Moen Single Lever Taps Throughout House	✓		✓	
Continuous Hot Water System		✓		✓

## Heating

Programmable Thermostats	✓		✓	
High Efficient Furnace comes with Humidifier		✓		✓
Heat Recovery Ventilation Unit		✓		✓
Slab Heat (Installed)		✓		
Gas Fireplace on the Main Floor		✓		

Asking Price: \$699,900.00

80 Sutherland Close; in a Different Location (Plus Lot, GST & GST Rebate): \$499,090.00

Own This Home as Low as: \$256,540.00

Basement Development: Ask Us

\* These features are Built Green eligible.

Effective 9 July 2010