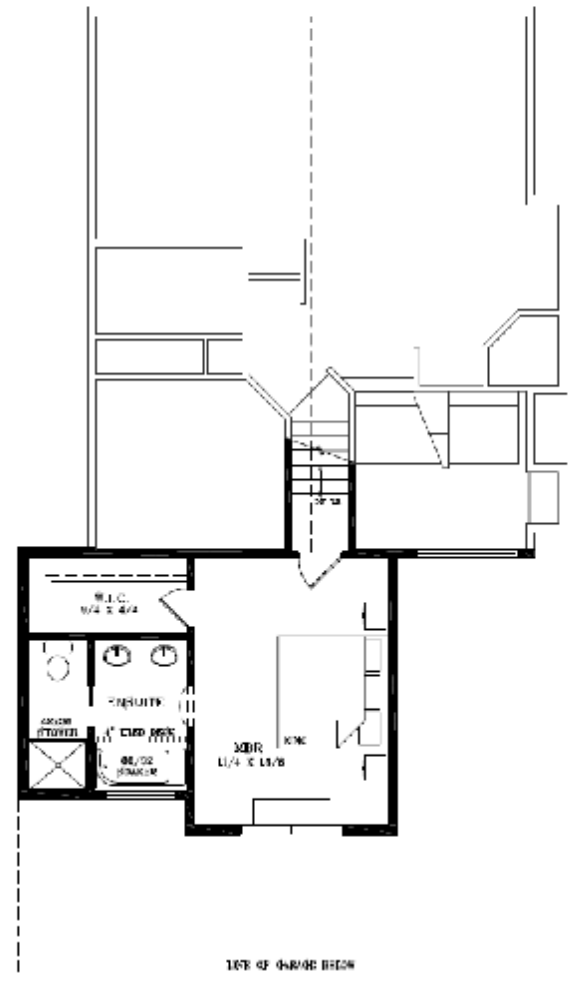
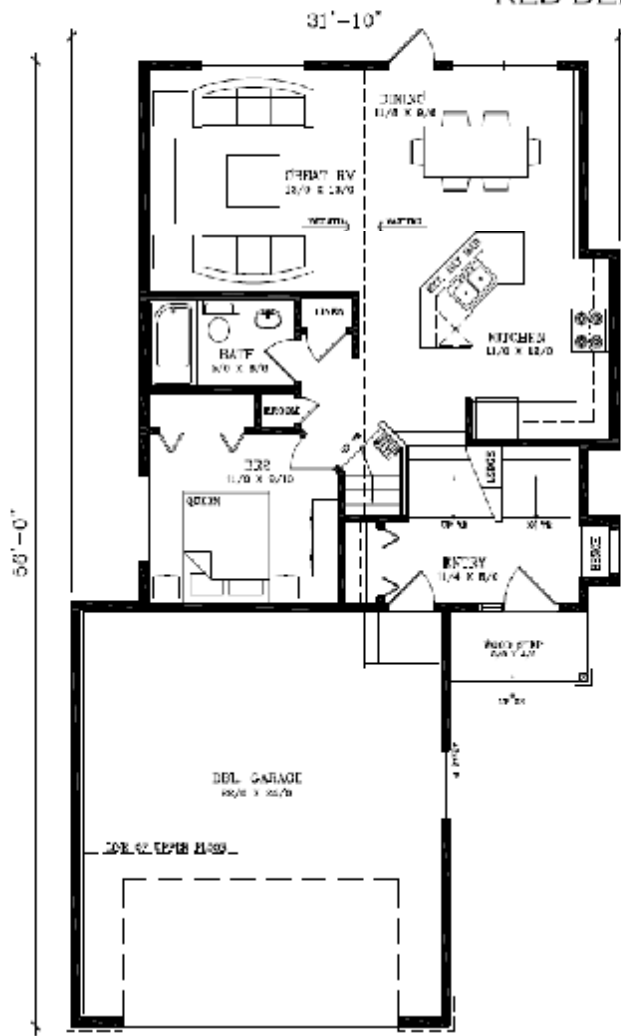


**Purchase this Show Home for \$399,900!**  
\*includes window coverings, appliances, lot & GST\*

**Build this plan as low as \$237,000**  
\*plus lot & GST



**9 SUTHERLAND CL**  
1220 SQ' MOD. BI-LEVEL  
RED DEER, AB



# Quality is Priceless

9 Sutherland Close, Red Deer

TLC Essentials

TLC Extras

\*TLC Green

\*TLC Green Plus

<b>Interior Features (1220 Sq.ft.)</b>				
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	✓		✓	
Appliance Package (Fridge, Stove, Dishwasher & Microwave (OTR))		✓		
Custom Cabinets (Hickory - Wheat Husk Finish)		✓		
Maple Hardwood Flooring		✓		
Window Coverings		✓		
<b>Exterior Features</b>				
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	✓		✓	
Sod		✓		
<b>Garage (22' x 24')</b>				
Garage Door Opener with Two Remotes	✓			
Poured Concrete Driveways	✓			
Walls Insulated, Boarded & Fire Taped	✓			
<b>Construction Details</b>				
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		✓		✓
Vaulted Ceilings		✓		
<b>Electrical</b>				
Christmas Light Soffit Plug with Switch in Front Closet	✓			
TV and Phone Hook-Ups in each Room	✓			
Fiber to the Home	✓			
Primary Exhaust Fan	✓			
Roughed in Vacuum System	✓			
<b>Plumbing</b>				
Shut Off Valves on all Sinks, Toilets and Exterior Taps	✓			
Drip-Free Bathroom Fans	✓			
Moen Single Lever Taps Throughout House	✓		✓	
Soaker Tub in Ensuite		✓		
Dual Sinks in Ensuite		✓		
Continuous Hot Water System		✓		✓
<b>Heating</b>				
High Efficient Furnace	✓		✓	
Programmable Thermostats	✓		✓	
Roughed in Basement Slab Heating		✓		

9 Sutherland Close as You See it : \$399,900.00

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

Build 9 Sutherland Close in a Different Location (Plus Lot, GST & GST Rebate): \$244,871.00

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

Own This Home as Low as: \$237,000.00

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

Basement Development: Ask Us

\* These features are Built Green eligible.