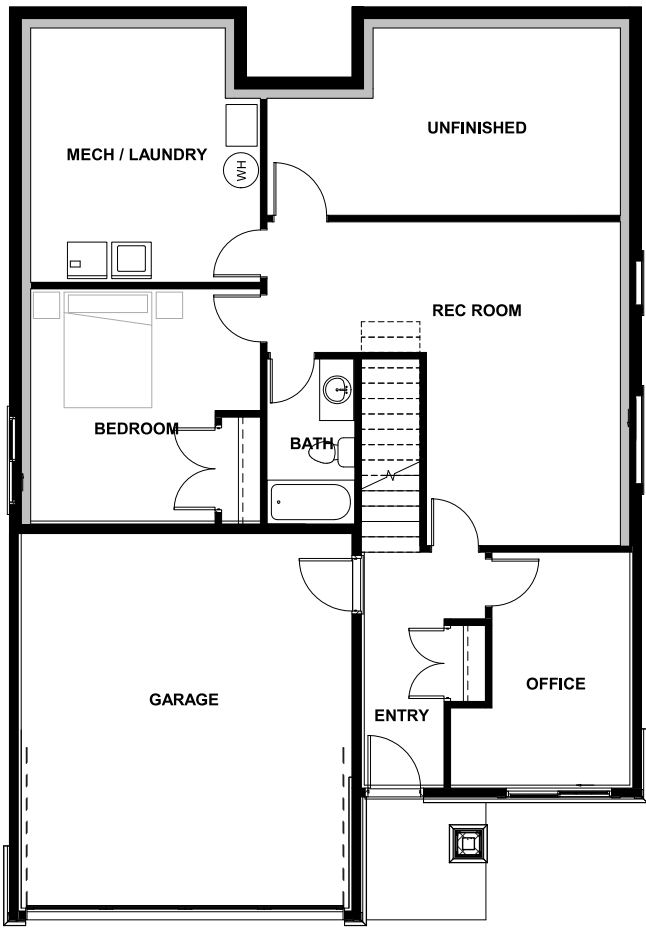
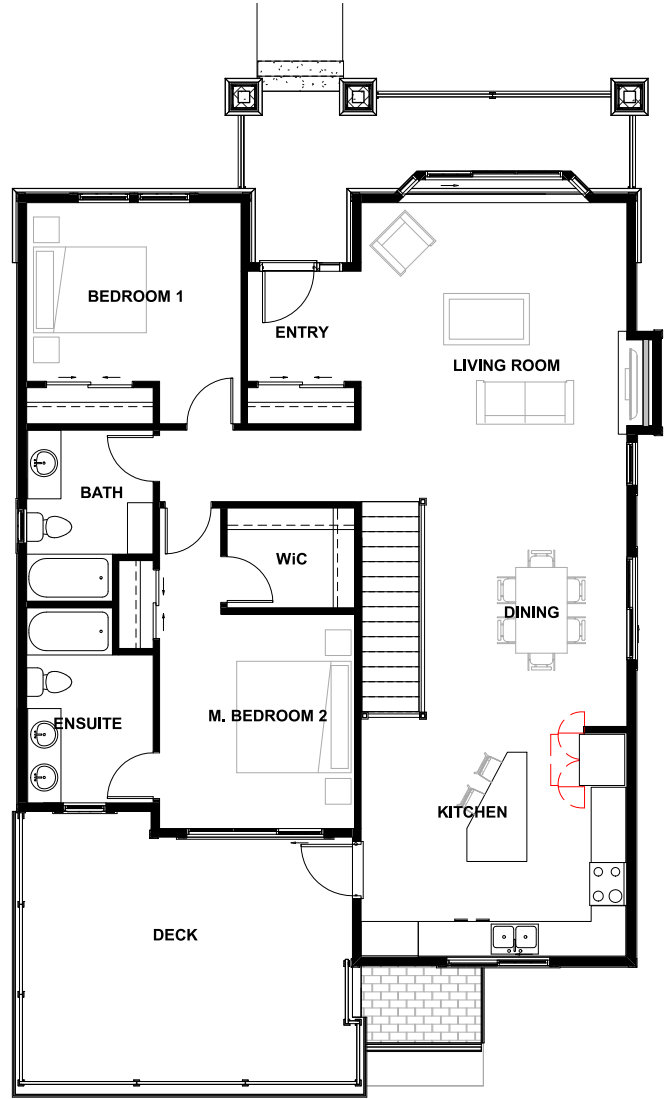




**BALSAM**  
1,460 SQ.FT.  
2 BEDROOM | 2 BATH



**basement** 1,299 SQ.FT.



**main floor** 1,460 SQ.FT.

THIS HOME WILL FIT ONLY ON THE FOLLOWING LOTS  
**138, 139, 140, 141, 142, 143,**  
**144, 145, 146**

PLEASE REFER TO THE LOT MAP FOR LOCATIONS



**Mike Shannon** 250.819.3324

In the interest of maintaining the standard of this project, Orchards Walk reserves the right to make modifications and changes without notice. Sizes and/or dimensions may vary from the actual survey. Measurements are approximate and should be verified.

# TYDEMAN SINGLE-FAMILY HOMES

## DESIGN SPECIFICATIONS

---



### HOME FEATURES

- 2 floor plans and 2 colour schemes to choose from
- Double car full length driveways

### COMMUNITY FEATURES

- Strata managed – fully maintained and landscaped
- Mountain and valley views
- Close to amenities and hiking trails
- Pharmacy and medical clinic
- Daycare
- Community Center

### CONCRETE

- Rebar and concrete as required code & structural engineer
- Basement floor - smooth finish
- Garage floor - smooth finish - sloped
- Broom finish driveways - sloped
- Broom finish patios and sidewalks

### FRAMING

- Engineered floor and truss systems
- 2x6 exterior walls
- 2x4 interior walls
- 7/16 OSB wall sheathing
- 7/16" plywood roof sheathing
- 9'-0" ceilings on main floors and 8'-0" on second floor

### INSULATION

- R22 insulation exterior walls
- R55 insulation attic
- R22 insulation garage walls

### DRYWALL

- Finished drywall with square edges and corners
- Knockdown textured ceiling throughout including the garages
- 5/8" fireguard on all bearing walls
- ½" drywall on all non-bearing walls

### PAINTING

- One colour throughout on walls
- Walls complete with primer and 2 coats of finish paint
- One colour trim work and doors with two coats of paint finish
- Bathroom and closets painted ceilings 2 coats of paint finish
- Garage walls primed and 1 coat of paint

### WINDOWS AND EXTERIOR DOORS

- Vinyl windows complete with screens
- Vinyl patio doors complete with screens
- Fiberglass insulated front doors
- Steel insulated 18' x 7' garage door

### ELECTRICAL

- 200 amp service with 80 circuit
- Telephone and cable service
- Continuous bathroom fan (max sonne)
- Vacuum rough-in
- Décor style switches and plugs
- GFI outlets in all required locations by code

### PLUMBING

- Single handle faucets
- Main bath has 1 piece tub
- Ensuite has shower base with tile surround
- Powder room has 2-piece bath
- 1 exterior hose bib and 1 hose bib in garage

## HEATING AND COOLING

- High efficient gas furnace
- Programmable thermostat
- Gas hot water tank
- BBQ gas hook up
- Air conditioning

## EXTERIOR FINISHES

- Hardi plank siding and smart trim
- 30-year asphalt shingles
- Ledge stone accents
- Aluminum railing with top rail
- Aluminum soffits
- Duradeck decking
- Aluminum gutters and downspouts

## INTERIOR FINISHES

- Maple cabinet in kitchen and bathrooms with soft close hinges and drawers
- Caesarstone counters in kitchen
- Valance lighting in Kitchen
- Window covering ( 2" faux wood)
- Wood closet organizers in master closet
- Wire closet shelving and organizers
- Six appliances in kitchen and laundry (kitchen stainless steel)
- Ceramic tile back splashes, ensuite floors, and around tub surrounds
- Vinyl plank on main floor
- Vinyl tile in main bath, powder and laundry room
- Standard carpet on stairs and upper floor

## ASK ABOUT

## OUR UPGRADES

- 
- Engineered hardwood flooring
  - Caesarstone counters in bathroom and laundry
  - Heat Recovery Ventilator System - HRV
  - Appliance Upgrade Package
  - "Ring" door bell & home security and audio package
  - Upgrade carpet flooring
  - Wood closet organizers

