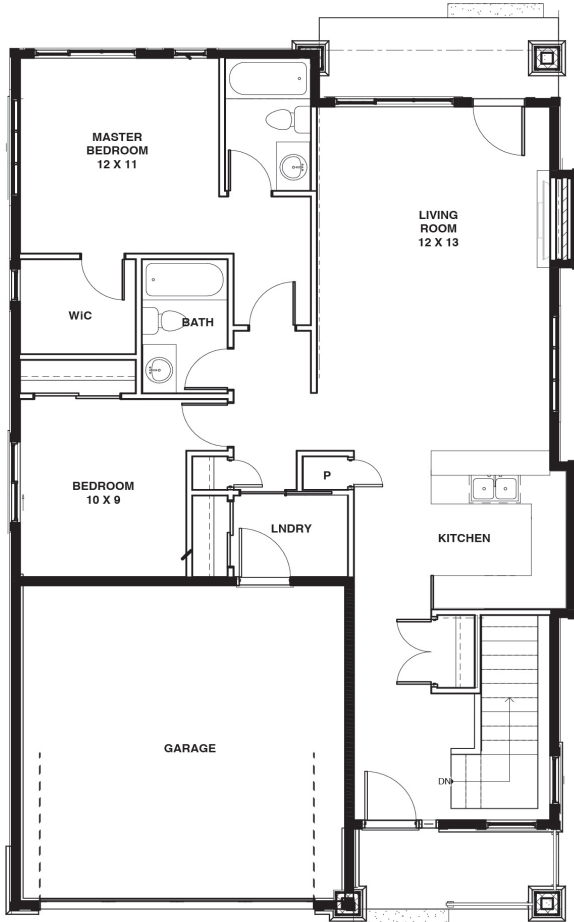
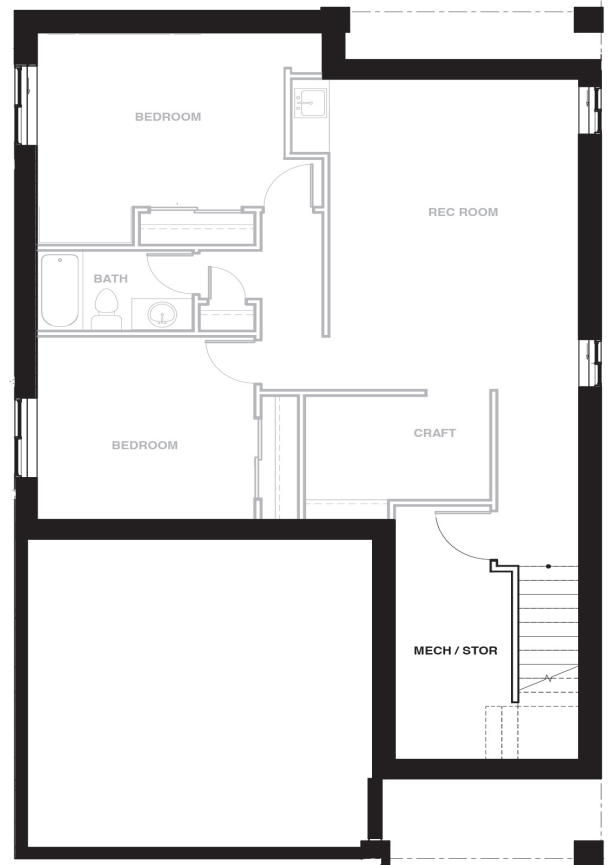




TOLMAN
1,203 SQ.FT.
2 BEDROOM | 2 BATH



main floor 1,203 SQ.FT.



basement 1,021 SQ.FT.

THIS HOME WILL FIT ONLY ON THE FOLLOWING LOTS
133, 157, 156, 155, 154, 153, 152, 151, 150,
161, 162, 163, 164, 132, 131, 130, 129, 128
 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

