



KONA REAL ESTATE

Luxury Home Sales and Leasing

THE KISKATINAW
PROJECT PLAN

LOT 35 - 11604 102A St



THE KISKATINAW CLASSIC

11604 102A St

\$709,000.00

UNFINISHED BASEMENT - SUITE ROUGH-IN

TOTAL SQFT
2890

TOTAL BEDS
3

TOTAL BATHS
2

BASEMENT LEVEL SQFT
1086

BASEMENT BEDS
UNFINISHED

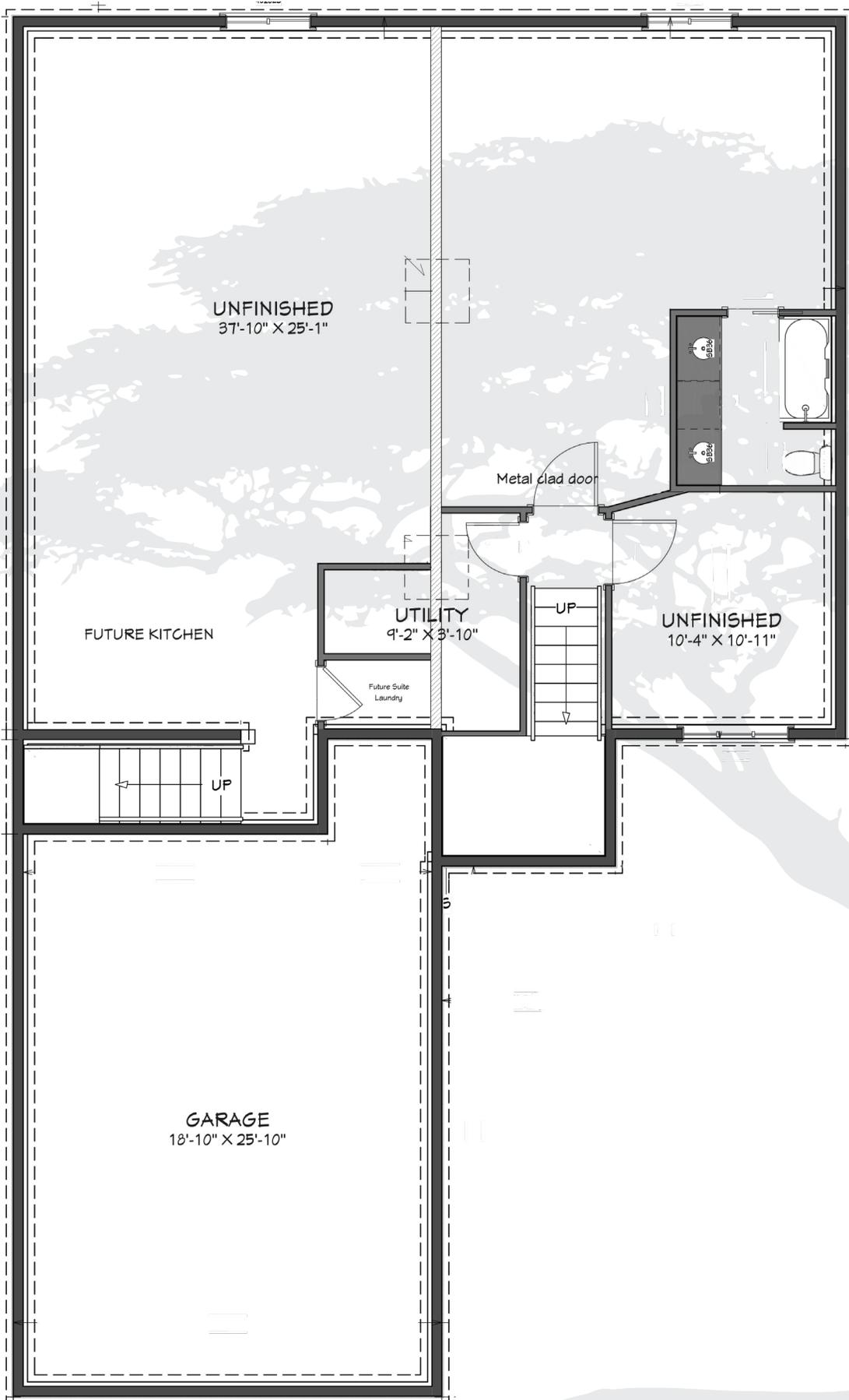
BASEMENT BATHS
UNFINISHED

MAIN LEVEL SQFT
1804

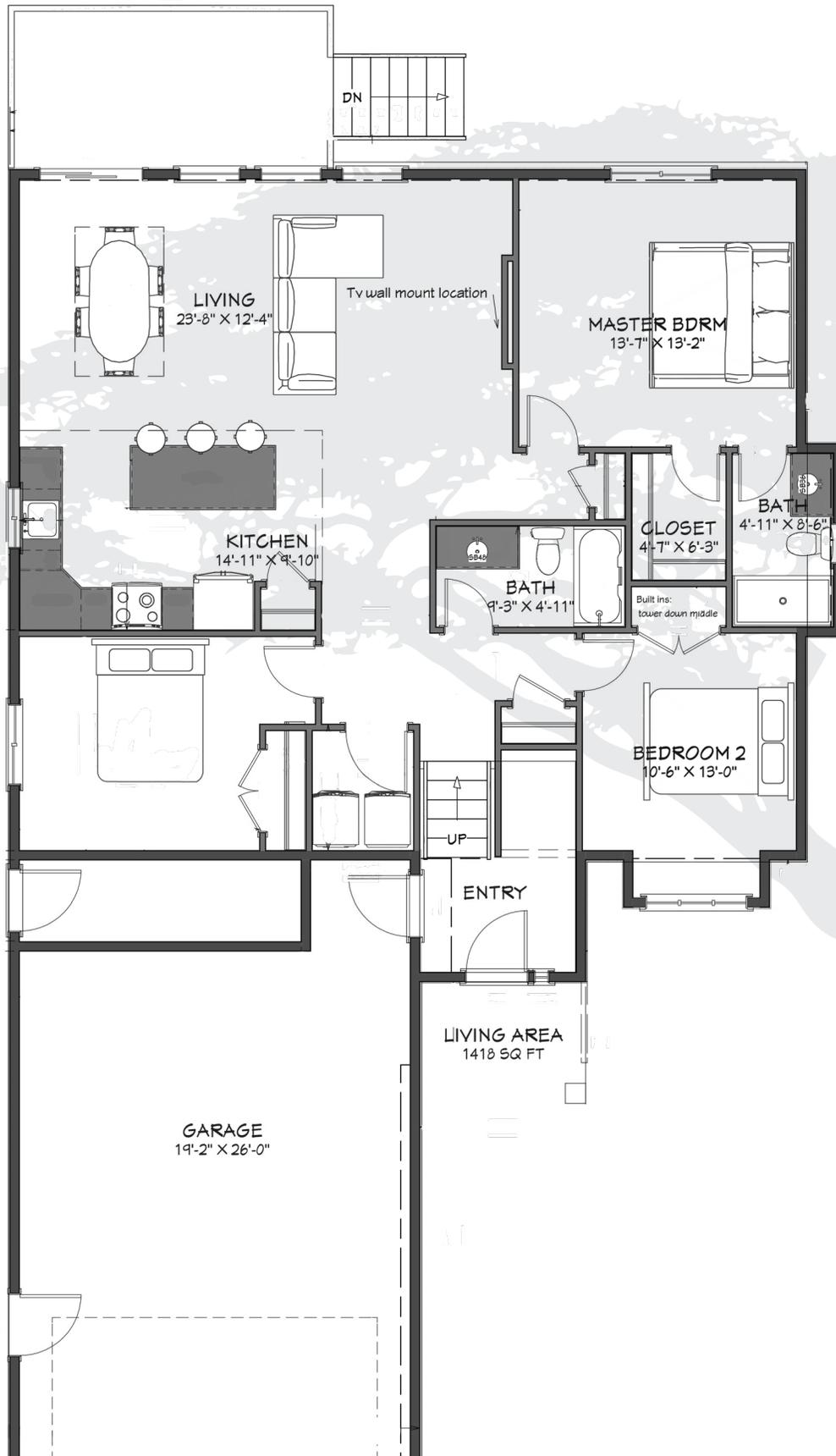
MAIN LEVEL BEDS
3

MAIN LEVEL BATHS
2

BASEMENT LEVEL



MAIN LEVEL



EXTERIOR



EXTERIOR SPECIFICATIONS

LP SIDING
CUSTOM - DESERT TWILIGHT

SHINGLES
DUAL BLACK

EXTERIOR WINDOWS
BLACK

WINDOW AND DOOR TRIM
CUSTOM - DESERT TWILIGHT

OVERHEAD DOOR STYLE
RANCHCRAFT

OVERHEAD DOOR COLOUR
WALNUT WOOD GRAIN

ROOF TRIM
BLACK

EXTERIOR SOFFIT LIGHTS
BLACK

STONE
CASTLEWOOD

APPLIANCES - MAIN FLOOR



SAMSUNG APPLIANCE SET

FRIDGE
RF22A41S - 30" Wide

ELECTRIC RANGE
NE63A611- 30" Wide

WASHER
WF45T60W - 27" Wide

DISHWASHER
DW80C54S - 24" Wide

RANGE HOOD
ME17R70S- 30" Wide

DRYER
DVE45T5W- 27" Wide

HOUSE SPECIFICATIONS

STRUCTURAL SPECIFICATIONS

- Sewer & water services installed below frost line. Embedded in sand, insulated and compacted.
- 4 Row - 6" thick Concrete foundation walls formed with ICF blocks sitting on 20" wide by 8" thick Footings
- Wood components include 2x6 exterior & 2x4 interior wall assembly.
- Engineered Truss & Floor systems with LVL beam(s) where required and pre-assembled engineered trusses.
- Deck supports are 12" concrete columns atop 36"x36"x10" thick support pads.
- Concrete with broom finish.

INTERNAL BUILDING COMPONENTS

- 4" concrete slab in Basement
- 6" polished concrete Slab in garage
- R-24 exterior wall insulation and R-60 "blown" attic insulation.
- Joist "box ends" spray foamed on site.
- High Efficiency Natural Gas fired furnace for heating.
- Gas Navien on demand water heater or electric water heater tank (subject to change as per energy advisor).
- Dual pane or triple pane, gas filled high efficiency windows that along with all exterior doors meet or exceed northern climate specifications (subject to change as per energy advisor)
- 100-amp service run underground into panel located in garage or basement.
- Homes with suites will have 125-amp services. Homes with suites and split services will have 200-amp services.
- Electrical layout as per plans and to code.
- All trades and contractors work to be inspected and meet all municipal, provincial and warranty providers' specifications.

INTERIOR COMPONENTS

- Vinyl Plank flooring throughout (Reference Selections Booklet)
- Ceramic tile on bathroom floors and bathroom baseboards. (Reference Selections Booklet)
- Walls drywall boarded as per code. Interior walls will be constructed out of 2x4 and 2x6 wood.
- All Mechanical, electrical and plumbing rough ins as per plans.
- Primer and 2 coats of color painted on all walls. Trims & doors sprayed in glossy white. (Cloverdale Paint) (Reference Selections Booklet)
- 5 1/2" baseboards, 3" window and door sides with designer profile on window and door tops.*
- Cable/HDMI connections in living room TV wall*
- Drywall finishing to include square corner beads and "light texture" ceiling finish.
- Open spindle handrails where guardrails are required with modern handrails in stairwells throughout (If required)
- Metal insulated exterior doors
- Kitchen cabinets and vanity as per layouts
- Tile backsplash in kitchen to underside of upper cabinets and range hood.
- Electric fireplace in living room w/ feature bump out.*
- Fiberglass Tub base *
- Built in MDF organizer and shelving in closets and pantry locations as needed.*
- Quartz counter tops on main floor kitchen and vanities with 3" quartz back splash.

- Modern interior hollow core pre-hung doors. (Reference Selections Booklet)
- All tile to have Schluter trim on edges, transitions, corners of tile. Color assumed to match plumbing hardware unless otherwise specified
- Selections of plumbing faucets and fixtures (Reference Selections Booklet)
- Lighting Fixtures as per available Modern Black Fixtures (Builders selection)

EXTERIOR SPECIFICATIONS:

- Lap Hardi Siding installation (Reference Project Rendering)*
- "LP smart trim" or equal around all windows and doors. With aluminum drip cap flashing above all openings as per code. (Reference Project Rendering)
- Aluminum soffits, fascias and eaves troughs. (Reference Project Rendering)
- Hose bibs and weatherproof receptacles at front and rear of exterior. 2 total included.
- Metal clad insulated exterior doors, (Exterior door Painting not Included. Can't be warrantied)
- Insulated overhead garage with automatic openers. (Reference Project Rendering)
- Keyless pin pad lock mechanisms at entrance if requested.
- Christmas light plugs in front soffit and vehicle plugs near driveway.
- Exterior Wafer lights as per project rendering.
- Iko Cambridge asphalt shingles on roof with synthetic underlay. (Reference Project Rendering)
- Aluminum deck railing on rear deck.
- 5/4" pressure treated decking on rear deck
- Fence along property line brought past man door on garage and to bump out on left hand side.
- Sod and Landscaping (tree) included

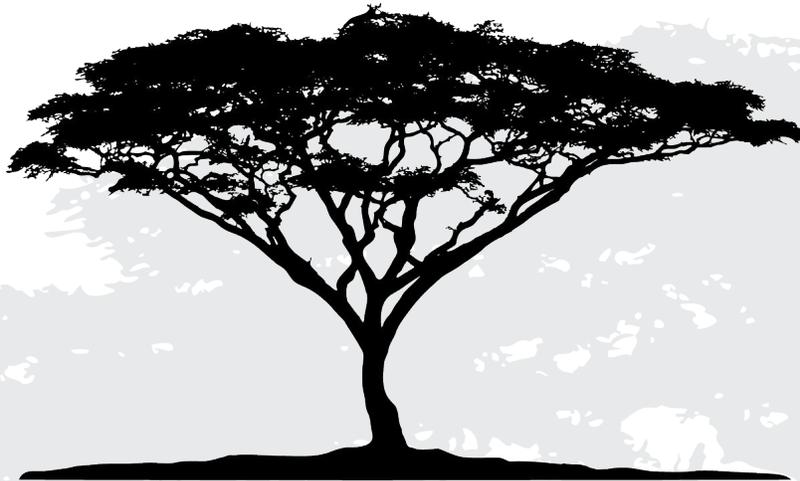
HOME UPGRADES

- Rough in for future basement suite: Separate Service, 200 amp service, additional drywall, added exterior doors, sound proofing, added under slab plumbing & electrical, additional foundation materials, private basement exterior access.

If You Have Any Questions About The Project Plan, Please Reach Out To:

sales@konagroup.ca

250-794-5966 (ext.2)



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**BUILDING YOU A PATH
TO HOMEOWNERSHIP**

KONA REAL ESTATE GROUP

9211 100 AVE
FORT ST. JOHN
V1J-1X6

250-794-5966
SALES@KONAGROUP.CA