



KONA REAL ESTATE

Luxury Home Sales and Leasing

THE KISKATINAW - CRAFTSMAN PROJECT PLAN

—
LOT 53 - 11607 102A ST



THE KISKATINAW CRAFTSMAN

\$689,000.00 (GST INCLUDED)

TOTAL SQFT
2757

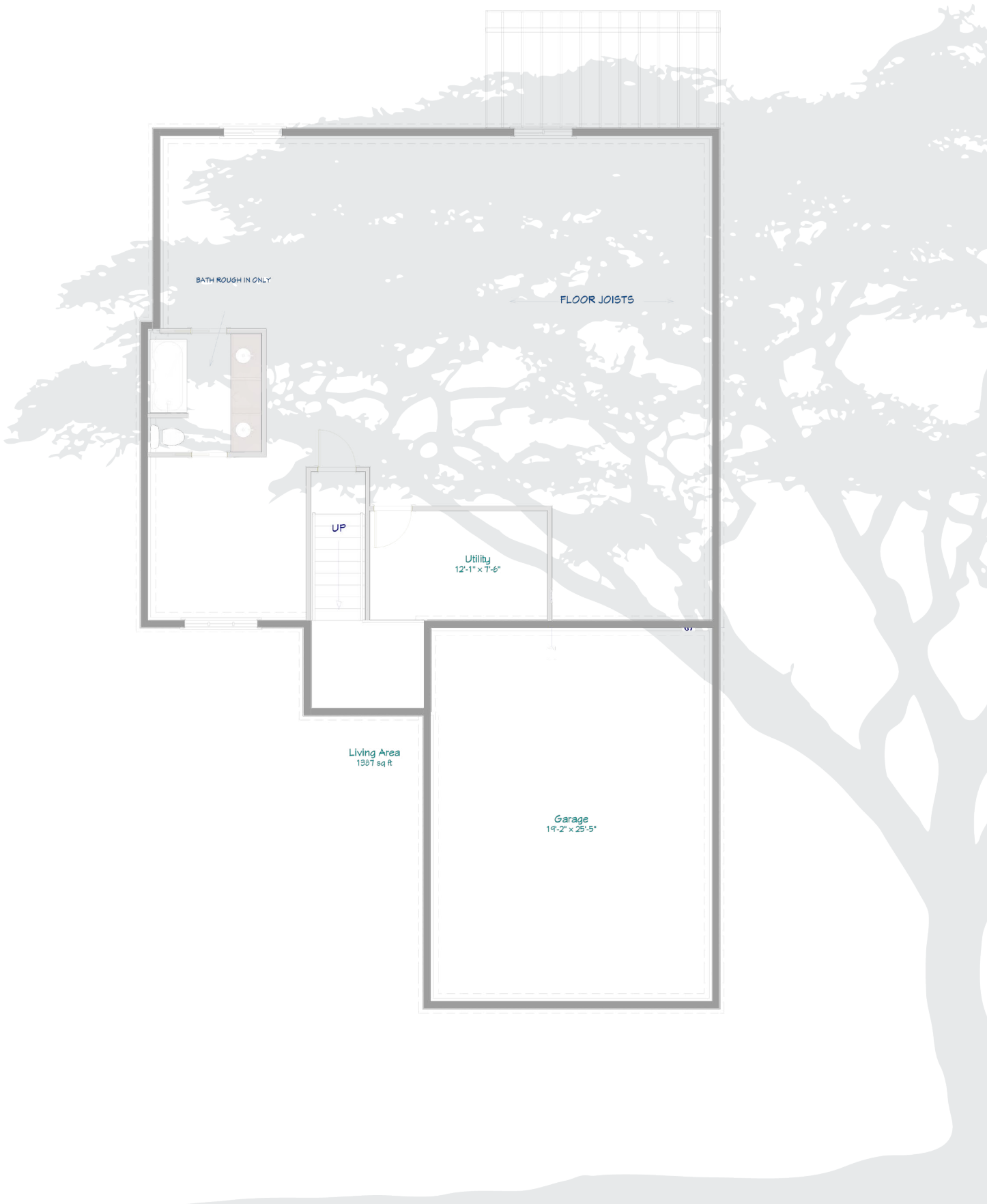
BASEMENT LEVEL SQFT
1387

MAIN LEVEL SQFT
1338

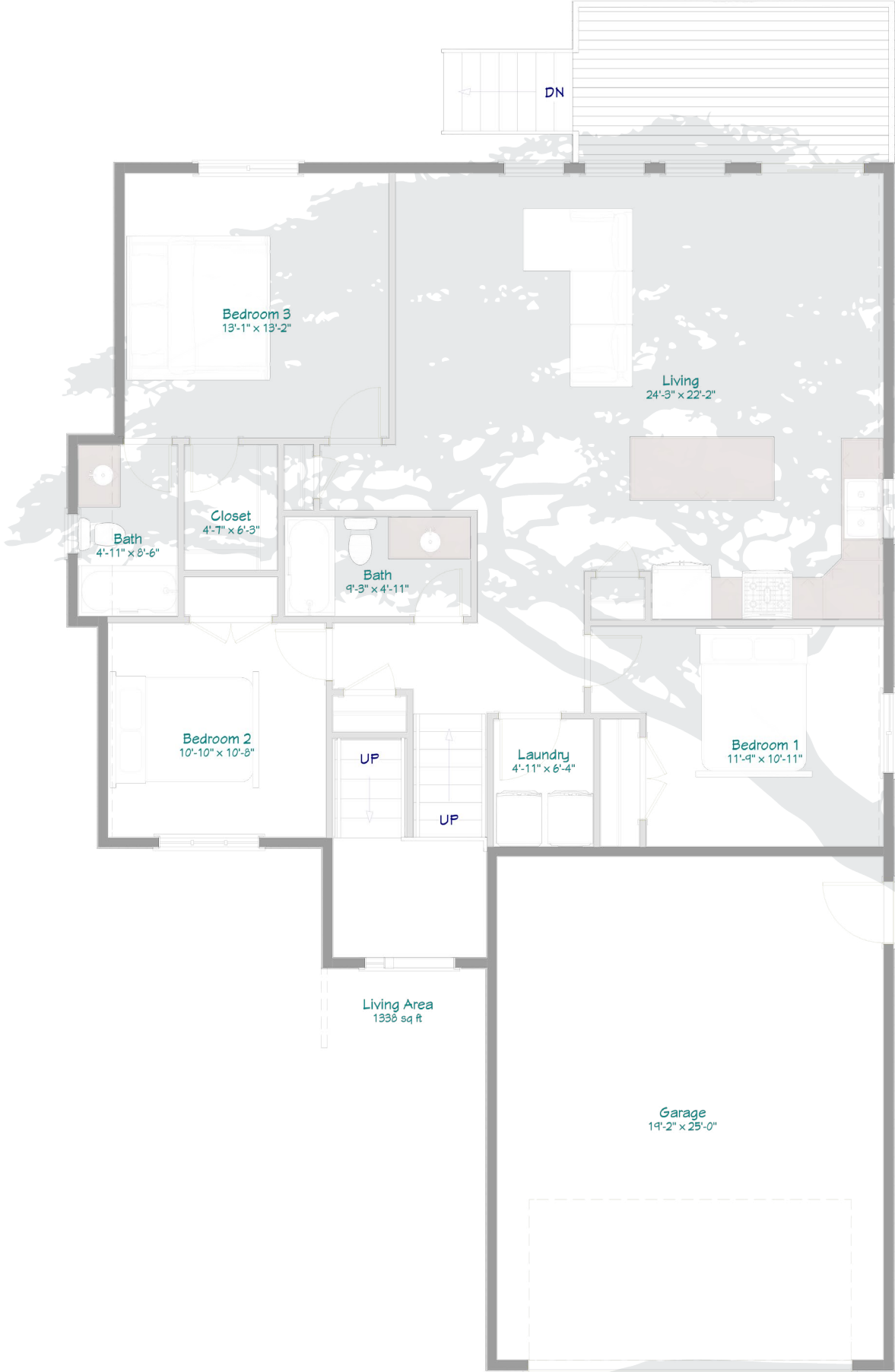
TOTAL BEDS
3

TOTAL BATHS BEDS
2

BASEMENT LEVEL



MAIN LEVEL





EXTERIOR SPECIFICATIONS

SIDING
RICH ESPRESSO

ASPHALT SHINGLES
DUAL BLACK

EXTERIOR TIMBER COLOUR*
OXFORD BROWN

EXTERIOR WINDOW COLOUR
RICH ESPRESSO

WINDOW AND DOOR TRIM
NIGHT GRAY

EXTERIOR RAILING COLOUR
BLACK

OVERHEAD DOOR STYLE
RANCH CRAFT

OVERHEAD DOOR COLOUR
WOOD TONE

FLOORING
GENEVA

DOOR HARDWARE
WEISER MATTE BLACK

INTERIOR DOORS
BIRKDALE

PLUMBING FIXTURES
QUADRIK BLACK

CABINETRY
SNOW WHITE

CABINETS HARDWARE
MATTE BLACK

WAFFER LIGHTING
WHITE

LIGHTING PACKAGE BLACK STYLE

TILE BACK SPLASH
PINE 2.5"X12"

TILE BACK SPLASH GROUT
MINT

QUARTZ COUNTER TOPS
CANCUN

MAIN PAINT COLOUR
MARITIME WHITE OC-5

ACCENT PAINT COLOUR
SIMPLY WHITE OC-117

TILE FLOOR
MIST 12"X24"

TILE FLOOR GROUT FROST

APPLIANCES - BASEMENT SUITE



CONTRACTORS APPLIANCE SET

SAMSUNG PACKAGE

FRIDGE
RF22A41S - 33" Wide

ELECTRIC RANGE
NE63A611 - 30" Wide

RANGE HOOD
332052209 - 30" Wide

DISHWASHER
LDFC242V - 24" Wide

WASHER
WF45T60W - 27" Wide

DRYER
DVE45T5W - 27" Wide

APPLIANCES PACKAGE- MAIN FLOOR



CONTRACTORS APPLIANCE SET

SAMSUNG PACKAGE

FRIDGE
RF22A41S - 33" Wide

ELECTRIC RANGE
NE63A611 - 30" Wide

RANGE HOOD
ME17R70S - 30" Wide

DISHWASHER
LDFC242V - 24" Wide

WASHER
WF45T60W - 27" Wide

DRYER
DVE45T5W - 27" Wide

BUILD 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

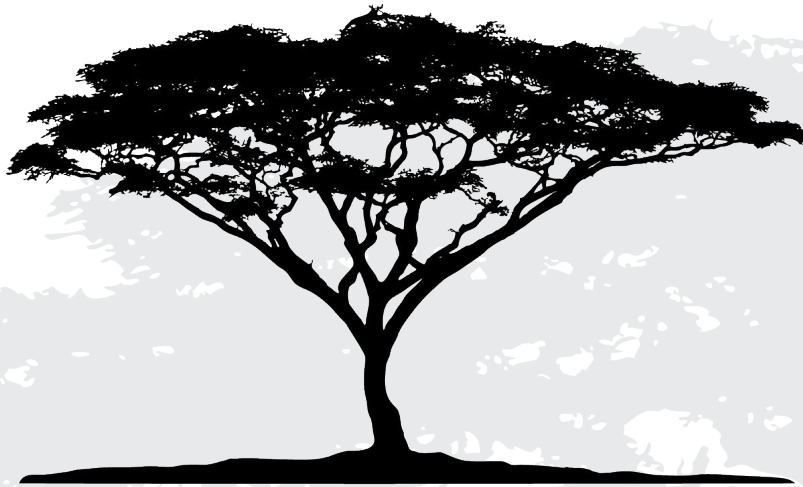
ADDITIONAL FEATURES:

- MDF feature on electric fireplace bump out with timber mantle
- Ensuite tile tub surround in "Mist" 12"x24"
- Ensuite tiled niche in "Mist" 3D hexagon tile
- Air conditioning rough-in
- Exterior timber features in "Oxford Brown"
- Custom tile backsplash in "Pine" 2.5"x12"
- Premium Quartz countertops in "Cancun"
- Tiled entrance way in "Salt" 12"x24"
- White apron sink in kitchen

This homes "Build Specifications" are subject to change as per client and builder's selections.

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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