

CONSTRUCTION SPECIFICATIONS & FINISH DETAILS

821 SILVERTIP HEIGHTS

CANMORE, ALBERTA

Lot Area 10,985 square feet

Total Floor Area 7,880 square feet (less stairwell) + 1,080 square feet in decks

STRUCTURAL DETAILS

- Lower 2-1/2 levels 10" Insulated Concrete Forms
- Partition walls are 8" Insulated Concrete Forms
- Hambro Steel Truss Floor System with 4" concrete slabs
- Oak Timber Frame structure for top 2-1/2 levels
- 6" Structural Insulated Panels on exterior walls
- 10" Structural Insulated Panels on roof

MECHANICAL & WIRING DETAILS

- 2 High-Efficiency natural gas boilers (Knight Lochnivar)
- Stainless steel natural gas hot water tank (119 Gallon)
- 3 Oversized heat recovery ventilation systems, including pool area, and High-Velocity system with make-up heat and cooling
- In-floor heating on all levels with 15 indoor zones and 2 outdoor zones (snow melt)
- Control 4 – Home Automation System
- 13 built-in plasma and LCD televisions, including 1 - 42" outdoor television
- Video Security System (roughed in)
- 600CFM stainless steel downdraft with make-up air

EXTERIOR DETAILS

- Horizontal Cedar Lap Siding
- Cedar Board and Batten
- Vertical Tongue and Groove Siding
- Dry Stacked Natural Rundle Rock
- Grey *Euroshake* Shingles and Copper Curved Roofs
- Cedar Trim, Fascia, Soffit, and Posts
- Oak Stairs, Decking, and Handrails
- Oak Timber Accents
- Glass Panel Exterior and Interior Railings
- Cedar Garage Doors
- Custom Cherry Front Entrance
- Commercial Glazing w/ Combination Wood and Aluminium Mullions
- Triple Glazed *Gaulhoffer* Windows and Doors
- Natural Pennsylvania Bluestone on Exterior Horizontal Surfaces w/ Snowmelt System
- 8 Person Hottub with Surround Sound and Exterior Plasma Television
- 3 Exterior Natural Gas Fireplaces
- Total Wood Deck Area – 1080 square feet
- Total Stone Patio Area – 420 square feet
- Total Driveway Area – 1500 square feet

LOWER LEVEL DETAILS (1/A1) (530 SQUARE FEET)

- Pennsylvania Bluestone Flooring in All Areas
- Toilet: *Kohler* Wellworth – standard white bowl
- Lavatory: *Kohler* Kelston Undercounter Lavatory - white
- Lavatory Faucet: *Kohler* Purist Series Wall Mount
- Showerhead #1: *Kohler* Purist
- Showerhead #2: *Kohler* Handshower - Stillness / Purist ; *Kohler* – MasterShower 60" metal shower hose
- Shower Faucets: *Kohler* Purist Rite-Temp pressure-balancing shower faucet trim
- Custom Bluestone Tiles Shower w/ Tempered Glass Doors
- Cherry Cabinet with Granite Countertop
- Oak Timber Stair with Stainless Steel and Oak Railing
- Oversized Solid Cherry Wood Interior Doors and Trim
- Storage Space
- Stone Clad Stairwell

POOL LEVEL DETAILS 2/A1 (1,420 SQUARE FEET)

- Pennsylvania Bluestone Flooring Throughout
- Timber Columns and Beams with T&G Cherry Wood Ceilings
- Dry Stacked Natural Rundle Rock on all Walls
- 17ft x 7ft Fibreglass Resistance Swimming Pool by Swimex
- 8ft x 10ft Custom Bluestone Tiled Steam Room
- 12ft x 12ft Custom Cedar Wine Cellar
- Cherry Wood Bar with Undermount Sink and Stainless Steel Dishwasher
- Drawer-Style Stainless Steel Refrigerator
- Custom Tempered Glass Doors
- Clean *FaceNatural* Gas Fireplace
- Custom Cherry Billiards Table
- Glass Shelving

BEDROOM LEVEL 101 DETAILS 3/A1 (350 SQUARE FEET)

- Hand-Scraped Wide Plank Walnut Flooring with wax oil finish
- Bluestone in Bathroom
- Cherry Built-in Wardrobe
- Natural Gas Fireplace with Rundle Rock Surround
- Toilet: *Kohler* Wellworth – standard white bowl
- Lavatory: *Kohler* Purist Series - white - above counter (brushed nickel drain)
- Lavatory Faucet: *Kohler* Purist Series Wall Mount (brushed nickel)
- Showerhead #1: *Kohler* Purist (brushed nickel)
- Showerhead #2: *Kohler* Handshower - Stillness / Purist (brushed nickel); *Kohler* – MasterShower 60" metal shower hose
- Shower Faucets: *Kohler* Purist Rite-Temp pressure-balancing shower faucet trim
- Cherry Cabinet with Granite Countertop
- Custom Tiled Shower w/ Tempered Glass Doors
- Oversized Solid Cherry Wood Interior Doors and Trim

MAIN BEDROOM FLOOR DETAILS 4/A1 (1,890 SQUARE FEET)

- Hand Scraped Wide Plank Walnut Flooring with wax oil finish
- Bluestone and tumbled marble/glass tiles in Bathrooms
- Natural Gas Fireplace with Rundle Rock Surround

- Venetian Plaster Finish on Walls
- Oversized Solid Cherry Wood Interior Doors and Trim
- Built-In Cherry Bookshelves in Common Area with Bar Sink and Stainless Steel Wine Fridge
- Cherry Bathroom Cabinets with Granite Countertops
- Toilets: Kohler Wellworth (3) – standard white bowl
- Lavatory: Neptune Zen 50R (19" x 17" x 4 ¼") Neptune pop-up waste drain (chrome finish).
- Lavatory Faucets: (2) Neptune Nimo Collection valve set
- Lavatory Spouts: (2) Neptune Wall Lavatory Spout
- Shower Arms: (2) Neptune horizontal shower arm (chrome finish)
- Shower Heads: (2) Neptune Allegria shower head (chrome finish)
- Shower Faucets: (2) Neptune Nimo Collection valve set (chrome finish)
- Bath Tub: Kohler drop-in tub - Escal (72" x 36"); Escal bath drain
- Bath Tub Spout: Neptune Wall Bathtub Spout (chrome finish)
- Bath Tub/Shower Faucets: (2) Neptune Nimo Collection valve set (chrome finish)
- Shower Head #1: Neptune Birillo shower rail B1430 (chrome finish)
- Shower Head #2: Neptune Allegria shower head (chrome finish)
- Lavatory: Kohler bath sink, Escal self-rimming
- Lavatory Faucet: Neptune Evo Collection faucet & valve set (chrome finish)
- Lavatory: Kohler bath sink, above counter - white - DemiLav
- Lavatory Faucet: Grohe lavatory faucet, single hole - Allure(polished chrome)
- 8.1 Surround Sound Theatre System with 65" Plasma Television and Mechanical Room
- Workshop with exterior access

STUDY/BEDROOM LEVEL DETAILS 1/A2 (350 SQUARE FEET)

- Hand Scraped Wide Plank Walnut Flooring with wax oil finish
- Toilet: Kohler Wellworth – standard white bowl
- Lavatory: Kohler Chord Wading Pool
- Lavatory Faucet: Kohler Purist widespread lavatory faucet – lever handle
- Shower Faucets: (2) Kohler Purist Rite-Temp pressure-balancing shower faucet – lever handle, trim; (2) Kohler Purist Showerhead, arm & flange
- Custom Tiled Shower w/ Tempered Glass Doors
- Bluestone Tile in Bathroom
- Cherry Cabinet with Granite Countertop
- Tongue-&-Groove Wood Ceilings and Oak Timbers
- Oversized Solid Cherry Wood Interior Doors and Trim

MAIN LEVEL DETAILS 2/A2 (1920 SQUARE FEET)

- Pennsylvania Bluestone Flooring Throughout, including Garage
- Oak Timber Columns and Beams with T&G Wood Ceilings
- Dry Stacked Natural Rundle Rock Stairwell Walls and Fireplace
- 6ft x 6ft Custom 4-Sided Natural Gas Fireplace
- Solid Cherry Wood Kitchen Cabinets and Sidebar
- Granite Counter Tops
- 48" Built-In Stainless Steel Viking Refrigerator
- 48" Built-In Viking Range
- Viking Stainless Steel Dishwasher
- Built-In Stainless Steel Viking Microwave and Miele coffee machine
- Oversized Solid Cherry Wood Interior Doors and Trim
- Toilet: Kohler Wellworth – standard white bowl
- Lavatory: Bowl Type Granite Sink in Powder Room

- Lavatory Faucet: *Hansgrohe* Axor Citterio M Wall-Mounted Widespread Faucet
- Sink: *Kohler* Poise Double Equal undercounter
- Kitchen Faucet: Axor (*Hansgrohe*) Citterio Semi-Pro Single Lever
- Island Sink: *Kohler* Poise 1-Bowl
- Island Sink Faucet: Axor (*Hansgrohe*) Citterio Kitchen Faucet
- Laundry Sink: *Astracast* Arezzo Series Kitchen Sink 1-Bowl Model
- Laundry Faucet: Axor (*Hansgrohe*) Uno Kitchen Faucet - Axor Uno
- GE Washer and Dryer Set

MASTER BEDROOM LEVEL DETAILS 3/A2 (1090 SQUARE FEET)

- Hand Scraped Wide Plank Walnut Flooring with wax oil finish
- Pennsylvania Bluestone Flooring in Bathroom
- Natural Gas Fireplace with Rundle Rock Surround
- Toilet: *Kohler* Wellworth – standard white bowl
- Bath Tub: Jacuzzi *Kohler* 72"x72" jet tub with heater and lighting
- Bath Tub Faucets: *Cascade* deck-mount high-flow bath faucet; trim (polished chrome), & valves.
- Shower Controls: *Kohler* digital 6 valve with rain shower, body sprays, and handshower.
- Lavatories: (2) *Neptune* Zen 19R (19" x 17" x 4 ¼")
- Lavatory Faucets: (2) *Cascade* Brix faucet
- Custom stone Shower w/ Tempered Glass Doors
- Cherry Cabinet with Granite Countertop
- Tongue and Groove Cherry Wood Ceilings
- Oversized Solid Cherry Wood Interior Doors and Trim