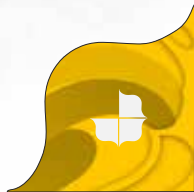


Homes™
Baywest

Crafted for Life. Designed Around You.



Allure
COLLECTION



SPECIFICATION BROCHURE



SOLID BUILD

HOMEOWNER WARRANTY COVERAGE

When you take possession of your new Baywest home, your homeowner warranty coverage starts and you will be given a Warranty Certificate. Protection is offered through the Alberta New Home Warranty Program.

- One-Year Coverage for materials and labour, including items such as trim, appliances, flooring and fixtures.
- Two-Year Coverage for materials and labour related to delivery and distribution systems, including heating, electrical and plumbing systems.
- Five-Year Coverage for the building envelope, which is considered the system of components that separates the controlled interior air from the exterior.
- Baywest includes extending your 5 year building envelope warranty to 7 years.
- Ten-Year Coverage structural warranty.



R-40 attic insulation ensures the acclimatized air of your home stays inside without escaping through the attic.

R-20 insulation in all exterior above grade walls.

Basement perimeter wall 2"x 4" framed full height and insulated with R-12 and 2 lb spray foam in rim joist for thermal barrier. This provides added warmth in the basement and ease of future development.

Foundation wall wrap applied over tar damp proofing for double the basement protection.

Main sewer line backflow prevention in basement, which guards against sewer backup.

Three-piece rough-in plumbing in basement.

High-performance vinyl triple-pane windows throughout for added comfort and energy efficiency. Includes low-e glass to help maintain comfortable interior temperatures and reduce the UV levels entering your home. Basement windows are 5' x 2'6" dual pane double sliders for drywall access. Window wells meet egress requirements.

Quiet 1/2 HP belt drive garage door opener with 2 controls and wireless keypad entry.

Limited lifetime IKO Cambridge roof shingles.

Exterior walls built at 16" on centre. This provides a more rigid exterior, translating to a stronger, quieter home.

Fully insulated attached garage with drywall, first coat of joint tape and mud when included in plan.



STYLISH KITCHENS

Choice of maple, oak or lacquered MDF cabinets with numerous stain choices on different door styles and crown moulding on upper cabinets. Your choice of maple or white interior colours.

36" tall upper kitchen cabinets with crown moulding.

Choose from an array of eye catching quartz countertops.

Undermount double compartment stainless steel kitchen sink.

Toe kick that matches the kitchen cabinets which provides a superior finished look to the cabinetry.

Full height ceramic tile backsplash. Why go halfway when we'll give you the full counter to cabinet treatment.

24" deep cabinet over refrigerator for added convenience.

Dozens of hardware styles and finishes for your unique and personal style.



KITCHEN APPLIANCES & FIXTURES

Whirlpool® stainless steel 22 cubic foot refrigerator with bottom freezer with waterline and connection.

Whirlpool® stainless steel dishwasher.

Whirlpool® stainless steel electric glass top self-cleaning range.

Whirlpool® stainless steel OTR microwave.

Delta Lewiston kitchen tap with pull-down spray handle spout and soap dispenser.



LAUNDRY

Whirlpool® top load washer and dryer.



TRUE COMFORT, EFFICIENCY AND HIGH PERFORMING HOMES

THE COMFORT OF YOUR BAYWEST HOME IS A BALANCE OF THE LATEST ENERGY EFFICIENT HEATING AND ELECTRICAL SYSTEMS, CAREFULLY CHOSEN TO PROVIDE VALUE AND PERFORMANCE



High-efficiency (up to 96% efficient) 2-stage variable speed furnace. Besides saving you money by using less energy, high efficiency furnaces do not require a chimney, giving more flexibility in the design of the home. Includes an active HRV system to recover the heat loss from the ventilation system and Merv II 4" filters for cleaner interior air quality with less dust and lower maintenance requirements.

Nest learning thermostat with separate humidistat. Automatically adjusts your home's temperature settings, allowing you to save energy while you're away or sleeping.

Upgraded drip humidifier which is superior to drum style and requires less maintenance and cleaning.

Carbon monoxide detector installed on all floors and bedrooms for peace of mind and protection.

Efficient 72 gallon electric powered hot water tank. Its large size provides enough hot water to fill your soaker tub.

Digital timers for the ventilation fans in all bathrooms.

Flush mount LED potlights in the kitchen (as per plan).

Standard light fixture allowance of \$.75/sq.ft. at Baywest's approved supplier.

Structured wiring featuring CAT5E and RG6 cable outlets. Accommodates a high tech home with enhanced connectivity for television, phone and networking.

Convenient USB wall plug in kitchen.

Decora style light switches and high plugs throughout create a contemporary look.





INTERIOR CRAFTSMANSHIP, FLOORING, PAINT & MORE

A CONCERN FOR WORKMANSHIP, A PASSION FOR DETAIL AND THE
QUEST FOR EXCELLENCE ARE OUR GUIDING PRINCIPLES.

9' main floor ceiling height based on plan.

Stub walls throughout home with MDF capping and includes estate hand railing.

Modern profile painted 3" baseboards, with 2 1/4" door and window casings.

Dent resistant, smooth finish fibreglass front door with rectangular glass insert.

Choice of painted interior door styles. 6-8" high doors throughout.

PAINT AND TEXTURE

Knockdown Span-TEX ceiling offers a stylish and aesthetically pleasing look.

Two coats of wall paint throughout with numerous standard colour choices. One colour selection for walls and one colour for painted trim.

SHELVING

16" white wire shelving throughout home including pantry.

FIREPLACE

36" natural gas fireplace with contemporary glass or traditional log set.

Half height tile facing around fireplace with contemporary style mantle.

FLOORING AND WALL TILE

Luxury vinyl plank flooring choices throughout half bath, kitchen, pantry, nook, laundry and garage entry.

Choose from dozens of ceramic tile flooring throughout upper floor bathrooms, basement bathrooms and laundry room (as per plan and community specific).

Choice of Mohawk cut pile carpet with 8 lb underlay throughout great room, stairs, upper hallway, bedrooms and bonus room.



BATH RETREAT



Drop in soaker tub in ensuite (as per plan).

Full fibreglass shower stall with 5 mil glass enclosure in ensuite.

One piece fibreglass tub and ceramic tile surround in main bath (where applicable) – durable and easy to clean.

Pedestal sink in the 1/2 bath.

Delta Classic chrome finished bath and shower faucets.

American Standard™ Colony high-efficiency toilets with soft close lids.

Laminate countertops in all vanities.





Baywest[™] Specifications

BAYWESTHOMES.COM |  