



Homes
Baywest

Crafted for Life. Designed Around You.




Bliss
COLLECTION



SPECIFICATION BROCHURE

 **SOLID BUILD**





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

R-20 insulation in all above grade exterior walls.

Basement perimeter wall 2"x 4" framed full height and insulated with R-12. 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.

High-performance design series aluminum clad triple-pane windows throughout for added comfort and energy efficiency. Includes low-e glass and argon gas filled to help maintain comfortable interior temperatures and reduce the UV levels entering your home.

Two 60" x 30" vinyl double sliding basement windows with window wells (where required).

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.
(If included in plan)

Dent resistant, stainable fibreglass 8' high front door with Weiser™ Tavaris handle and deadbolt set in brushed chrome finish. Doors other than the front door receive Halifax lever and deadbolt in similar finish options.

Gas line to the rear of the home for BBQ. Never drag that propane tank out for refilling again.

All rear decking and deck structure to have vinyl flooring, aluminum fascia with aluminum rails and clear glass panels.



STYLISH KITCHENS

Choice of maple, hickory, walnut, cherry, oak, alder, lacquered maple and rustic wood cabinets.

Kitchen cabinets to either 9' or up to 10' ceiling height (as per plan) complete with stacked uppers and crown moulding. (39" and 18" uppers)

Decorative cabinet panels to all exposed ends and furniture base moulding to base of island.

Three sets of pot and pan drawers that give the chef extra space and more efficient storage. Includes a flat cabinet panel finish to the back of the island.

Dovetail soft close kitchen drawers with full extension.

Granite or quartz countertops from a selection of colours in the kitchen and vanities.

Toe kick that matches the kitchen cabinets - providing a superior finished look to the cabinetry.

24" deep cabinet over refrigerator for added convenience.

Stylish Brizo Belo single handle pull down faucet.

Full height ceramic tile backsplash.

French pantry door with white lami glass.



KITCHEN APPLIANCES & FIXTURES

Stainless steel KitchenAid® *counter depth* French door refrigerator with ice and water dispenser.

Stainless steel KitchenAid® hidden control dishwasher with third level rack.

Stainless steel 36" KitchenAid® 5-burner natural gas cooktop.

Kinetico® Macguard 7500 water filter at kitchen sink with spigot.

Stainless steel KitchenAid® single wall oven with Even-Heat™ with thermal bake/broil.

Stainless steel KitchenAid® built-in microwave oven with matching trim kit.

Stainless steel Faber® Gemma 36" chimney hood fan.

Included refrigerator water-line and connection.

Kitchen sink to be Blanco™ Horizon Silgranite undermount in black.



LAUNDRY

Whirlpool® front loading washer and dryer in white.

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 – 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), main floor and upper hallways.

Standard light fixture allowance of \$1.00/sq.ft. at Baywest's approved supplier.

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

Convenient USB wall plug in kitchen and master bedroom.

Decora style light switches and plugs throughout, creating a contemporary look.

Under cabinet LED lighting with valence moulding in kitchen.

LED ribbon lighting installed in the cabinet toe kicks in vanities.

5.1 home theatre rough-in to the bonus room.

SONOS 4 zone audio system includes iPad Mini 16GB wifi edition with iPort removable iPad Mini charging station, 3 pairs of 6" high performance ceiling speakers, 1 pair of Voyager 40 outdoor speakers & 4 SONOS Connect AMP (Amplified Music Player).

Lennox central air conditioner.

Central vacuum system rough-in.





INTERIOR CRAFTSMANSHIP, FLOORING, PAINT & MORE

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

9' or up to 10' and higher main floor ceiling height - based on plan.

Custom profile painted 6" baseboard with 3" door and window casings.

Estate profile wood handrails. Also includes a selection of wrought iron spindle patterns with the cap, shoe & newel posts to match the feature trim package (oak, maple or paint grade). Wood capped stair stringers.

Oak, maple or paint-grade feature trim package – railing (as per plan), stub wall capping, fireplace trim and plant ledge nosing.

All interior door hardware to be Halifax levers in brushed chrome finish.

Knockdown Span-Tex ceiling - a stylish and aesthetically pleasing look.

PAINT AND TEXTURE

Three coats of wall paint throughout. Primer & 2 coats of paint in eggshell finish. Colour to be selected from Baywest's numerous choices of standard selections.

Choice of numerous painted standard interior door styles with your choice of a smooth or textured finish. 8' high on the main floor.

SHELVING

White melamine shelving throughout.

Custom closets include dual towers with 4 drawers, double and single shelves with rods, shoe shelf and LED lit bars in master closet - all in a Bianca wood finish.

FIREPLACE

46" Kingsman Marquis Skyline II ribbon burner fireplace with light kit. Modern and contemporary fireplace design.

Fireplace facing, choice of tile with columns & either traditional, contemporary or transitional style mantle, or 4' height stone facing with flush slate hearth and either traditional, contemporary or transitional styled mantle.

FLOORING AND WALL TILE

Choice of Mulan II, Sculptured Touch, Tonal Chic II, Ambiance and Canyon Lights cut piled and cut and loop carpet with 10 lb underlay.

Fuzio prefinished Prairie Storm 6" x 9/16" oak hardwood flooring in standard areas.

Oversized 24" x 24" ceramic tile choices in standard areas.

Choice of flush mounted hardwood or metal heating vents.

BATH RETREAT



American Standard™ Elongated high-efficiency comfort height toilets.

Brizo Sotria with 8” spreads and open channel in chrome throughout.

Elegant Brizo Sotria 24” towel bars and tissue paper holders in all bathrooms.

Kohler® Archer under-mount basins emulating facets of jewels with this bevelled design.

One piece fibreglass tub & ceramic tile surround in main bath. (where applicable)

Inspired Brizo Sotria Collection faucets: Four handle faucet with single function hand shower & two handle model with a channel spout for your soaking pleasure in a luxurious stand-alone tub.

Luxury ensuite shower as per plan - details include full tiled walls, tiled floor, tiled bench seat and 10 mm thick glass shower door and enclosure.

Temp Assure® thermostatic tub and shower fixture with 7” multi-function rain head & independent temperature and volume control. Adding a slide bar hand shower with 82” stretchable hose for the master ensuite.

YOU ARE PROTECTED



One-Year Coverage for defects in materials and labour, including items such as trim, appliances, flooring and fixtures.



Two-Year Coverage for defects in materials and labour related to delivery and distribution systems, including heating, electrical and plumbing systems.



Five-Year Coverage for defects in the building envelope, which is considered the system of components that separates the controlled interior air from the exterior. Furthermore, Baywest offers you the option to extend your 5 year building envelope warranty to a total of 7 years.



Ten-Year Coverage against structural defects.

In 2014, Alberta brought in new legislation called the New Home Buyer Protection Act. This new mandatory warranty legislation offers increased safeguards for our customers and will help ensure that new home buyers get better homes, better service and stronger warranty protections. Baywest Homes is a long-time member of the Alberta New Home Warranty Program.

Whether you build a new home with us in a master-planned community, or participate in our custom inner-city program, we offer the same comprehensive service program.

There are diligent follow-up procedures in place to ensure your satisfaction and in addition to scheduled visits, we will promptly deal with any emergencies should they occur.



Baywest[™] Specifications

BAYWEST HOMES.COM |  