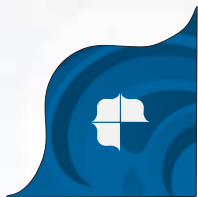


The logo features the word "Homes" in a cursive script above the word "Baywest" in a bold, blue, sans-serif font. A horizontal line is positioned below "Baywest".

Homes™
Baywest

Crafted for Life. Designed Around You.



Definitive
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 vinyl 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.

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 different finishes. 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, oak or lacquered MDF cabinets with numerous stain choices on different door styles & crown moulding on upper cabinets. Your choice of maple print or white interiors.

Kitchen cabinets to a maximum of 9' ceiling height completed with stacked uppers and crown moulding.

Two 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.

Soft close kitchen drawers with full extension.

Granite or engineered quartz countertops with a selection of over 40 colours to choose from in the kitchen and all vanities.

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

24" deep cabinet over refrigerator for added convenience.

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

Included refrigerator water-line and connection.



KITCHEN APPLIANCES & FIXTURES

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

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

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

Kitchen sink to be Blanco™ Horizon Silgranite undermount in black with Delta Addison pull down chrome tap.

French pantry door with white lami glass as per plan.

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.



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.

4 zones of household audio with speakers and wiring to mechanical room.

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' and up to 10' main floor ceiling height (as per plan).

Choice of profile painted 5" 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 package – railing (as per plan), stub wall capping, fireplace trim and plant ledge nosing.

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

Free slide titanium wire shelving throughout.

Master bedroom closet includes white melamine shelving with 1 white melamine tower with 4 drawers & 3 shelves.

FIREPLACE

46" Kingsman Marquis Skyline II ribbon burner fireplace with contemporary glass and safety screen.

Choice of traditional, shaker, contemporary or artisan style maple, oak or paint grade mantle with choice of either:

- ½ height manufactured stone facing 6' wide and up to 5' high to underside of mantle
- 6' wide full height (10' max) floor tile facing (up to 24"x24") with 12" raised firebox (no hearth).

FLOORING AND WALL TILE

Choice of 5" wide plank engineered hardwood flooring or LVP luxury vinyl plank in foyer, hall, 1/2 bath, kitchen, pantry, nook, family room/great room. Includes dining room if standard on the plan.

Choice of Kraus or Beaulieu cut and loop patterned, plush or Berber carpet with 8lb underlay.

Numerous ceramic floor tile choices in laundry/garage entry, main bath & ensuite bath. Oversized tile up to 24"x24".

Choice of flush mounted hardwood or metal heating vents in hardwood areas.



BATH RETREAT



American Standard™ elongated high-efficiency comfort height toilets with soft close seat.

Delta Addison 8" spread single lever chrome faucet throughout.

Full height ceramic wall tile above the main bath tub enclosure.

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

Luxury ensuite shower as per plan - details include fully tiled walls, tiled floor, tiled bench seat and 10 mm shower door and enclosure. Delta Addison shower head & trim in chrome finish.

Stylish free standing tub with Delta Addison three piece Roman tub filler in chrome finish in ensuite.

42" high mirror over backsplash by full width of vanity cabinets.



YOU ARE PROTECTED

1
YEAR
1

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

2
YEAR
2

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

5
YEAR
5

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.

10
YEAR
10

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

BAYWESTHOMES.COM |  