



Homes
Baywest

Crafted for Life. Designed Around You.



Signature
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.

All rear decking and deck structure to have pressure treated wood - if included in plan. Includes gas line to rear of home for BBQ.



STYLISH KITCHENS

Choice of maple, oak, alder 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.

41" tall upper cabinets.

One set of pot and pan drawers in kitchen for more efficient storage.

Choice of quartz or granite countertops in kitchen.

Undermount double compartment stainless steel sink.

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

Full height ceramic tile backsplash to underside of cabinet with Metal Schulter™ trim at ceramic wall tile edges

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 25 cubic foot refrigerator with french door and bottom freezer - includes waterline and connection.

Whirlpool® hidden control stainless steel dishwasher.

Whirlpool® stainless steel glass top self-cleaning front control range with chimney hood fan.

Panasonic stainless steel microwave - built in with trim kit.

Delta Osler single lever kitchen tap with pull out spray handle spout.

LAUNDRY

Whirlpool® front load washer and dryer with laminate countertop.

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 \$1.00/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.

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

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

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

Dent resistant, smooth finish fibreglass front door as per plan.

Choice of painted interior door styles with your choice of a smooth finish. 6'8" 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" no maintenance durable white wire shelving throughout home including pantry.

Ensuite features melamine tower with 4 soft close drawer and 2 shelved cubbies.

FIREPLACE

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

Full height tile facing fireplace with contemporary style paint grade mantle.

FLOORING AND WALL TILE

Choice of engineered wide-plank Hardwood, LVP or LVT flooring in great room, kitchen, pantry, nook, half bath, laundry and garage entry.

Flush mounted hardwood heating vents with hardwood flooring or metal heating vents with LVP/LVT flooring.

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

Choice of Mohawk, Shaw cut pile or patterned carpet with 8 lb underlay throughout 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).

Choice of pedestal sink or vanity cabinet with undermount basin in the 1/2 bath.

Delta Trinsic or Ashlyn chrome finished bath and shower faucets.

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

Choice of quartz or granite countertops in all vanities with undermount sinks.

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





Baywest[™] Specifications

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