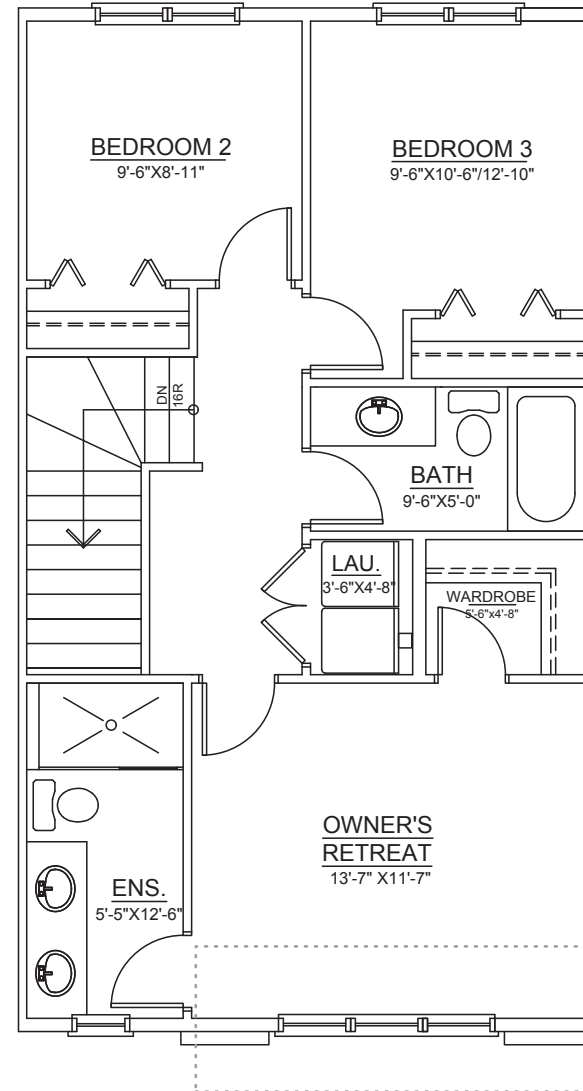


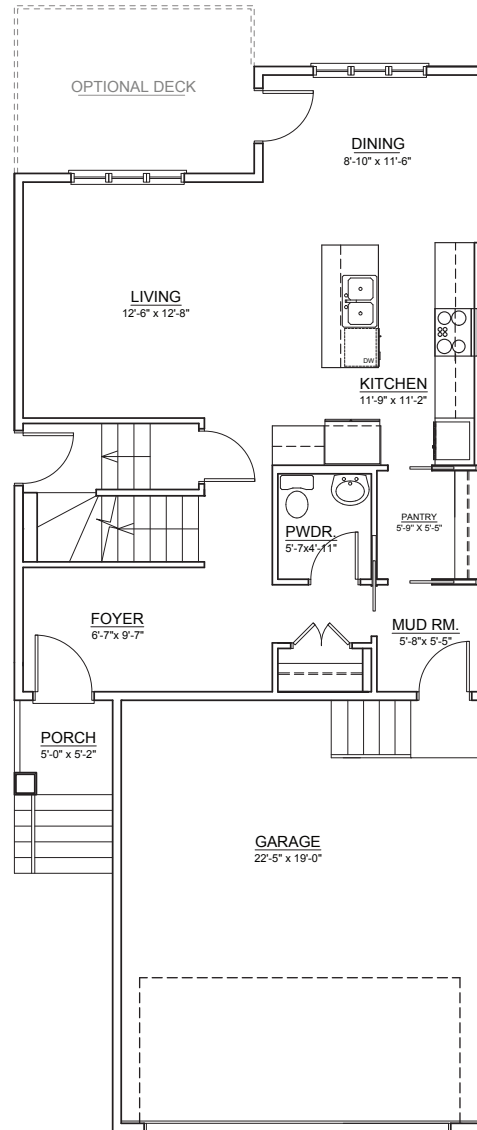
MAIN FLOOR ±710 SQ. FT.



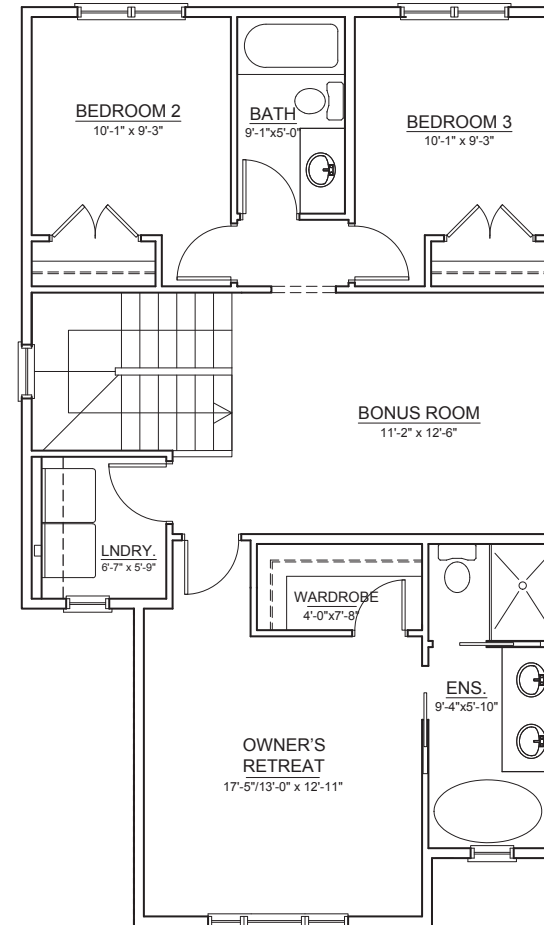
UPPER FLOOR ±710 SQ. FT.

**window configuration varies with building elevation*





MAIN FLOOR ±767 SQ. FT.



UPPER FLOOR ±972 SQ. FT.



THE HOMES

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior colour schemes
- Contemporary imported high gloss ceramic floor tile, with custom set full height kitchen backsplashes
- A choice of high quality luxury wide plank flooring with acoustic underlay throughout main living area
- In-suite technology featuring integrated wiring, TV / Telephone connections in principal areas
- Convenient and ultra-quiet in-suite Energy Star Front load stacking Washer and Dryer vented to the exterior, with quick water shut off valve, and an easy access lint trap (*only as required*)
- Brilliant lighting: stay illuminated with our hand-picked energy efficient contemporary light fixtures throughout
- Smooth panel doors with levered anti scuff and scratch door hardware throughout
- Modern sleek line profiled painted baseboards, door frames and casings, with a dent free fiberglass front door
- Ample Glide Free™ closet shelving and storage shelving (*as per plan*)
- Complete security system rough-in for keypad and motion (*rough-in only*)
- Hardwired carbon monoxide and smoke detectors
- G.F.I. Protected electrical outlets in bathrooms
- Approximately 8 –9ft ceilings throughout, featuring energy saving high performance windows

THE DEVELOPMENT

- Built by multiple Customer Choice Award Winner for highest customer satisfaction, Truman
- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program



THE BATHROOMS

- Eased edge polished Quartz counter tops
- Modern square edge tubs with sloping lumbar support with upgraded contemporary tiles reveal a luxe spa atmosphere
- TruSpace™ vanity design for maximum storage
- Chrome plumbing fixtures with porcelain undermount sink
- Porcelain comfort height toilets
- Coordinating bathroom hardware and accessories
- Environmentally conscious WaterSense fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers for well-being

ENERGY EFFICIENCY

- High efficiency furnace with Drip humidifier
- All duct work is professionally cleaned before possession
- 50 Gallon energy saver electric hot water tank
- R-50 loose fill attic insulation for ultimate comfort
- Spray foam insulation in all cold areas under living spaces
- Formaldehyde-free batt insulation & expanding insulation in between all windows and doors

THE KITCHENS

- Award winning kitchen cabinetry design
- Floor to ceiling ergonomic TRUspace™ contemporary kitchen cabinetry; 42" upper cabinets with closed in soft molding to ceiling, textured finishes, accented by soft close door and drawer hardware plus integrated storage
- Polished Quartz hard surface eased edge countertops
- Under-mount double bowl sink with industrial high arc single lever pull out faucet
- Full height tile kitchen backsplashes
- Gleaming Foundry™ custom made full height door hardware as per selections
- For the chef; stainless steel energy saving appliances (fridge with water line, dishwasher, gas stove & chimney hood)
- Deep drawer for pots and pans

THE GARAGE *(if applicable, as per contract)*

- Rear detached double car garage *(no drywall or insulation)*
- Concrete apron
- Flat panel steel passage door
- Insulated steel overhead garage door
- Door opener included





L.A. COLOUR
SELECTION



N.Y. COLOUR
SELECTION



DOOR STYLE

Lincoln Park



DOOR HARDWARE

Vega (Chrome)



C425



B423

BASE FINISHING

Baseboard & Casing



BATH HARDWARE

Qube (Chrome)



PLUMBING

Kohler (Chrome) Fixtures

**STANDARD
HARDWARE**





- 1 FLOORING**
LVP – Divine Quest Willow XL
(main level)
- 2 LVT – Divine Passage Cleopatra**
(entry areas / laundry / bathrooms)
- 3 TILE**
White Subway Tile
(kitchen back splash / vanities / shower walls)
- 4 CARPET**
Shaw Vastly Pearl
(stairs / upper hallway / bedrooms)
- 5 COUNTERTOPS**
Quartz – GS Imports Glacier White
(kitchen / bathrooms)
- 6 CABINETRY**
White - CHILL (H56)
(kitchen)
- 7 PAINT**
Architectural White C2 – 516
(walls / trim)

SELECTION: _____
(Type NY or LA)



- 1 FLOORING**
LVP – Divine Quest Freshman
(main level)
- 2 LVT – Divine Passage La Dolce Vida**
(entry areas / laundry / bathrooms)
- 3 TILE**
White Subway Tile
(kitchen back splash / vanities / shower walls)
- 4 CARPET**
Shaw Vastly Stone
(stairs / upper hallway / bedrooms)
- 5 COUNTERTOPS**
Quartz – GS Imports Glacier White
(kitchen / bathrooms)
- 6 CABINETRY**
Grey - HAZE (H57)
(kitchen)
- 7 PAINT**
Spray River 1048W
(walls)
- 8 Architectural White C2 – 516**
(trim)



DEPOSIT STRUCTURE (10%)

\$15,000 due with purchase contract

Balance to 10% due at 90 days

OR

DEPOSIT STRUCTURE (20%)

\$15,000 due with purchase contract

Balance to 10% due at 90 days

Balance to 20% due at 270 days

ESTIMATED CLOSING

- Not earlier than January 1, 2025 and not later than August 31, 2025



TRUMAN HOMES 1995 INC. WIRE INFORMATION

Beneficiary Bank:	TD Canada Trust
Bank Address:	3545 32 Ave NE Calgary, Alberta, T1Y 6M6
Swift Code:	TDOMCATTOR
Beneficiary:	Truman Homes 1995 Inc.
Address:	2236 - 10 Aspen Stone Blvd S.W. Calgary, Alberta T3H 0K3
Bank Code:	004
Branch / Transit:	02939
Account Number:	5006811

**IMPORTANT: PLEASE READ AND FOLLOW EACH DIRECTION BELOW CAREFULLY
AND ENSURE ALL REQUIREMENTS ARE MET PRIOR TO SUBMITTING****WIRE INSTRUCTIONS****IF FUNDS ARE DELIVERED BY WIRE TRANSFER, REFERENCE THE FOLLOWING:**

- MUNICIPAL ADDRESS OR UNIT # OF THE UNIT BEING PURCHASED
- NAME OF THE DEVELOPMENT THAT THE WIRE IS FOR
- NAME OF THE PURCHASER - MUST MATCH PURCHASE CONTRACT: *(First, Last)*
- ONCE RECEIVED FROM YOUR BANK, PROMPTLY EMAIL A COPY OF THE WIRE CONFIRMATION TO **RECEIPTS@TRUMANHOMES.COM**

DIRECT DEPOSIT INSTRUCTIONS**IF FUNDS ARE DELIVERED BY DIRECT DEPOSIT:**

- THE CHEQUE MUST BE CERTIFIED (OR A BANK DRAFT) AND MADE OUT TO **TRUMAN HOMES 1995 INC.**
- ONCE THE FUNDS HAVE BEEN DEPOSITED, PROMPTLY EMAIL **RECEIPTS@TRUMANHOMES.COM** THE FOLLOWING ITEMS:
 1. A PHOTOCOPY OF YOUR CERTIFIED CHEQUE
 2. A PHOTOCOPY OF THE DEPOSIT SLIP FROM THE BANK SHOWING DEPOSIT HAS BEEN MADE
 3. MUNICIPAL ADDRESS OR UNIT # OF THE UNIT BEING PURCHASED
 4. NAME OF THE DEVELOPMENT THAT THE WIRE IS FOR