

EXTERIOR ELEVATIONS
STREET TOWNS | PHASE 10 | BLOCK 23



THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT, WILL PREVAIL.

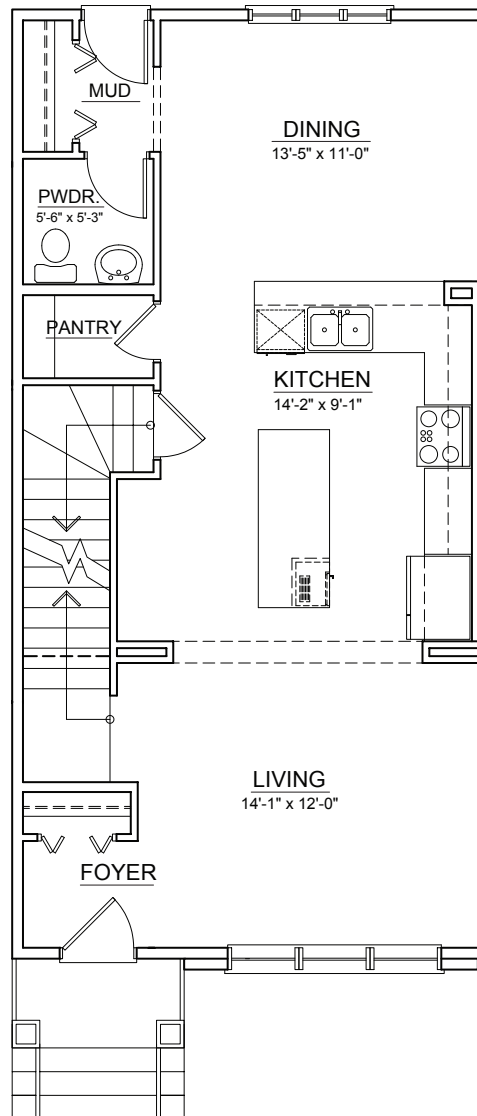
STREET TOWN - FLOOR PLAN

±1,547 SQ.FT. / 3 BED / 2.5 BATH

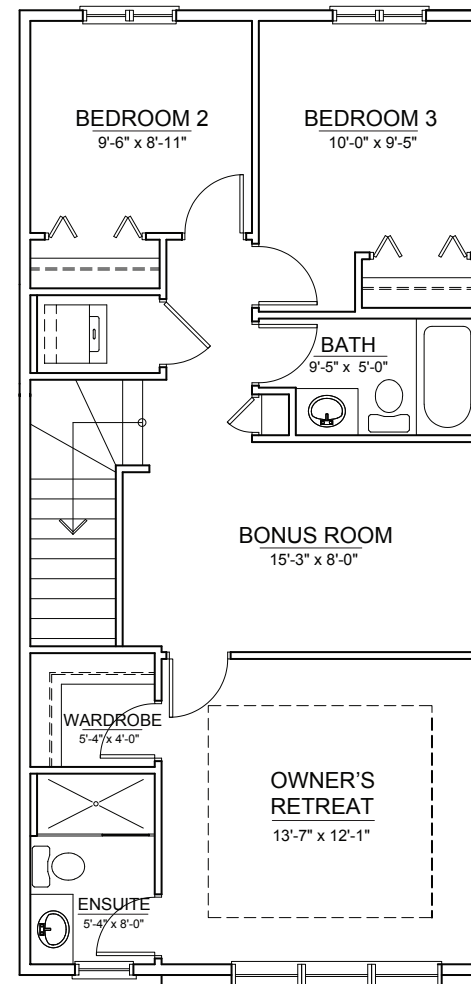


Street Towns

CHELSEA CHESTERMERE



MAIN FLOOR ±760 SQ. FT.



UPPER FLOOR ±787 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
- Knockdown ceilings throughout

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 integrated appliances (fridge with water line, oven, glass-top electric stove, dishwasher, hood fan / microwave OTR)
- 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

CHOOSE YOUR
COLOUR PALETTE



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**

CHOOSE YOUR COLOUR PALETTE



- 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)

PAYMENT PLANS

DEPOSIT STRUCTURE (10%)	
\$15,000 due with purchase contract	
Balance to 10% due at 90 days	
Add Detached Garage	+\$19,500

OR

DEPOSIT STRUCTURE (20%)	
\$15,000 due with purchase contract	
Balance to 10% due at 90 days	
Balance to 20% due at 270 days	
Add Detached Garage	FREE

INCENTIVES

- 1 year Rental Guarantee
- 1 year FREE turnkey professional property management from Empire 81

- 3 year Rental Guarantee
- 3 year FREE turnkey professional property management from Empire 81

ESTIMATED CLOSING

- Not earlier than July 1, 2025 and not later than January 1, 2026

DEPOSIT STRUCTURE SELECTION: _____

HOW IT WORKS

WHAT WE PROVIDE:

- Monthly leaseback payments throughout the duration of the Rental Incentive Management Agreement, significantly reducing your investment risk.
- Expert-level tenant screening and property management services including effective listing and marketing of your property to attract and secure qualified tenants.
- Screening of all applicants to ensure dependable and stable tenancy.
- Efficient management of all tenant move-ins and move-outs.
- Prompt and efficient handling of all tenant inquiries, maintaining excellent communication and ensuring tenant satisfaction.
- Builder direct services resulting in long-term tenancies and higher renewal rates, leading to sustained rent collection after the Agreement concludes.

WHAT YOU PROVIDE:

- All costs associated with the property
(taxes, insurance, mortgage payments, utilities,
maintenance, condo fees & closing fees)

GUARANTEED MONTHLY AMOUNT

- Street Towns - \$2,400.00

Leaseback payments are made on a monthly basis via Pre Authorized Debit (PAD).

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