

# 2024 PARKWOOD SPECIFICATIONS

Attention to every last detail. At Parkwood Master Builder, we take as much pride in your home as you do. That is why we go above and beyond with our specifications and in-house architectural, interior design & customer service teams—allowing you to personalize your dream home. Experience the Parkwood Difference.



## EXCEPTIONAL QUALITY OF CONSTRUCTION

- Floor drain with sump in garage (attached garage only)
- Engineered floor system, joists & roof trusses
- Tongue & Groove sub floor, screwed & glued
- Asphalt shingles with limited lifetime warranty
- Spray foam insulated main floor rim joists
- Driveway/ sidewalk: Duramix 27.5 MPa—high strength concrete reinforced with rebar at 24” on centre
- Garage floor: Duramix reinforced with rebar at 24” on centre
- 9’ high main floor walls

## EXTERIOR

- Low-maintenance exteriors
- Pre-cast concrete front step
- Aluminum railing included on front landing
- Lot rough graded
- Garage door opener with two remote controls & keyless entry pad
- Sliding basement windows

## KITCHEN & BATHROOMS

- Double compartment under-mount stainless steel sink in kitchen
- Built-in microwave & chimney style hood fan
- Kitchen backsplash to underside of cabinets & to ceiling behind chimney hood fan
- One set of pot & pan drawers in kitchen
- 39” high upper kitchen cabinets w/ bulkhead and flush riser panel
- Soft close drawers
- Moen kitchen & bathroom faucets w/ coordinating bath hardware
- Wall tile from top of gelcoat tub/shower combo to ceiling
- White freestanding soaker tub (included as per plan)

- Ensuite shower with tile from floor to ceiling and 6mm glass door

## TAKE YOUR PICK!

- Choice of painted Fusion MDF and melamine cabinets in multiple door styles and colours.
- One included paint colour for walls (trims, doors & woodwork to be standard white), feature walls or dark paint colours are subject to additional charges
- 1-1/4” Quartz kitchen & bathroom countertops available in multiple colour options
- Luxury vinyl plank flooring available in multiple colour options

## ALSO INCLUDED...

- Custom MDF closet shelves w/ Heavy duty chrome closet rods
- Designer lighting package
- Splatter texture ceilings
- 4” baseboards & 3” casings in your choice of traditional or contemporary style
- Full swing closet doors, as per plan
- Paint grade interior railing with iron spindle, located as per plan
- Structure wire rough-in: CAT5 (x3), RG6 (x3), conduit over fireplace & phone outlet designation as per plan

## DEPENDABLE CUSTOMER SERVICE

- Personalized customer service for all your needs
- Complimentary consultation with our Professional Interior Designer for interior finishes (select pre-sale homes only)
- Complimentary framing & electrical walkthrough  
Quality assurance inspection ensures optimal customer satisfaction on possession day (select pre-sale homes only)

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## ENERGY EFFICIENT HOME

- High-efficiency, two-stage, variable speed, direct vent furnace with drip flow-through humidifier
- Ecobee programmable touch screen thermostat (heat/cool) with indoor humidity display and WiFi enabled to be controlled from smart device, Amazon Alexa or voice activated
- Partially active HRV system w/ bathroom pick-up vents
- Low energy LED electric fireplace w/ front touch screen & remote, adjustable heat and flame colour settings as per plan
- 80 US Gallon electric hot water tank
- Efficient 1.28 Gallon (4.48L) flush toilets
- Insulated overhead garage door
- Dual glazed, low E coating with argon gas, maintenance free PVC sliding + picture windows
- 300 CFM stainless steel chimney style kitchen hood fan

## CONVENIENCE

- Water shut-off valves for future dishwasher, toilets, sinks & future laundry
  - Dryer box in laundry room
  - Non-freeze lawn service outlets as per plan
- Two GFI exterior waterproof electrical plugs & two electrical plugs in garage

## INCLUDED IN OUR PRICE

- Approval of rough grade
- Insurance until possession
- All interest paid on draw mortgages (including inspection fees)
- Exclusive access for Home Owners to our in-house design centre
- Note: If builders lawyer is used, legal fees relative to the new home purchase are paid

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## BUILDER CONFIDENCE—OVER 30 YEARS IN EDMONTON HOME BUILDING

- Comprehensive Warranty with the Alberta New Home Warranty Program (ANHWP) includes: 1 year Workmanship & Material, 2 years on Delivery & Distribution systems, 5 years on the Building Envelope & 10 year Structural.
- Recipient of the Canadian Home Builders Association (CHBA) - Edmonton region's Leadership Award for achievements in industry & community involvement, environmental & safety initiatives and for being a top employer in the industry
- Recipient of over 35 awards from both CHBA Edmonton & Alberta for our home designs
- Recipient of the AHNWP Distinguished Builder medallion representing over 30 years of excellent customer service
- One of the 1st Edmonton builders accredited with a "Master Builder" designation

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## TRANSPARENCY

PARKWOOD MASTER BUILDER INC. reserves the right to change features without notice due to availability of material or to fulfill our everlasting desire to improve our homes. Please refer to Schedule A for a full listing of what is included in your home. Note that Schedule A & Drawings supersedes this marketing handout if any discrepancies arise.

**NOTE: SOME SPECIFICATIONS MAY VARY WITH HOUSE MODEL AND QUICK POSSESSION HOMES**

**780.436.8118 | [parkwoodmasterbuilder.com](http://parkwoodmasterbuilder.com)**

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