

2025 Parkwood Specifications

Exceptional Construction Quality

- Floor drain with sump in attached garages
- Engineered floor systems, joists, and roof trusses
- Tongue & Groove sub floor, screwed and 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 and a keyless entry pad
- Sliding basement windows

Interior

- Choice of fusion painted MDF, thermofoil or laminate cabinets in multiple door styles and colour options
- One included paint colour for walls* (trims, doors, and woodwork to be standard white)
**Feature walls or dark paint colours are subject to additional charges*
- 1-1/4" quartz kitchen and bathroom countertops available in multiple colour options
- Luxury vinyl plank flooring available in multiple colour options

Kitchen & Bathrooms

- Double compartment under-mount stainless steel sink in the kitchen
- Built-in microwave and chimney-style hood fan
- Kitchen backsplash to underside of cabinets and to the ceiling behind the chimney hood fan
- Soft-close drawers and soft-close cabinet hinges in the kitchen and bathrooms
- One set of pots-and-pans drawers in the kitchen
- 39" high upper kitchen cabinets with a bulkhead and flush riser panel
- Moen kitchen and bathroom faucets with coordinating bath hardware
- Wall tile from the top of the gelcoat tub/shower combo to the ceiling
- White freestanding soaker tub (as per plan) and an ensuite shower with floor-to-ceiling tile and a 6mm glass door

Additional Standard Features

- Custom MDF closet shelves with heavy-duty chrome closet rods
- Designer lighting package
- Splatter texture ceilings
- 4" baseboards and 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), a conduit over the fireplace and phone outlet designation (as per plan)

Energy Efficiency

- 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 a smart device, Amazon Alexa, or voice activation
- Partially active HRV system with bathroom pick-up vents
- Low energy LED electric fireplace with front touch screen and remote control for adjustable heat and flame colour settings (as per plan)
- 80-Gallon (302.83L) 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 and picture windows
- 300 CFM stainless steel chimney-style kitchen hood fan

For Your Convenience

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

Included in Our Price

- Obtaining your home's rough grade approval
- Covering your home's insurance until your confirmed possession date
- All interest on draw mortgages (including inspection fees)
- Access to our in-house interior design centre for your one-on-one selections appointment with our Interior Designer
- Your legal fees if you use Parkwood's lawyer for your new home purchase

The Parkwood Difference



New Home Warranty

We are proud to be an Elite Builder with the Alberta New Home Warranty Program. All Parkwood homes come with a comprehensive 1, 2, 5, 10-year warranty.



Award-Winning Home Design

We are member in good standing of the Canadian Home Builders' Association/BILD Edmonton Metro, receiving more than 35 national and regional awards for our home designs and industry leadership accumen over the years.



Master Builder

Parkwood was one of the first Edmonton home builders accredited with a Master Builder designation.



Transparency

We will work with you to design and build your personalized Parkwood home, providing clear communication and realistic timelines every step of the way.

PLEASE NOTE: Some specifications may vary for house models and quick possession homes. 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 and drawings supersede this marketing handout if any discrepancies arise.