

TOWNHOMES FOR SALE BY KARLEB HOMES LTD.

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Two-Storey 4-plex style Townhomes, 4904 46th Street Drayton Valley:

- 1429 sqft two-storey with front attached garages and full undeveloped basement
- Individual titles for each unit
- Individual meters for all services
- 3 Bedroom upstairs
- 2nd storey laundry room
- 2- 4 piece baths upstairs, 1- 2 piece bath with pedestal sink on main floor
- Rear lane with (1) parking stall for each unit
- Engineered silent floor system
- Party walls are insulated and also have sound bar to diminish sound
- Custom built kitchen/bathroom cabinets (\$7,000.00 allowance)
- Tile around tubs & shower
- Master bedroom has large double closet and single closet
- Custom built closet shelving
- 6-panel or equivalent paint grade interior doors
- Upgraded MDF baseboard (093) & casing (094)
- 8' ceiling height in basement
- "All Weather Windows" upgraded to Dual Glazed, Argon Filled, Low "E"
- Direct vent water heater
- High efficiency Lennox furnace (direct vent condensing)
- Gas fireplace on main floor
- Attached 11'w x 20'd garage with 9' x 8' door, comes with 1/3hp opener
- Garage is insulated and drywalled
- Poured concrete sidewalk and driveway
- Vinyl siding with upgrade shakes in front gables
- Aluminum soffit, fascia & eavestroughing (5" continuous)
- Cambridge shingles 30 year warranty
- Engineered Hardwood floors through kitchen, dining room, living room. Linoleum in bathrooms, laundry room, and front entry. Carpet in bedrooms and on stairs.
- Light fixtures pewter
- Door hinges, knobs & towel bars to be pewter
- Includes (2) paint colors
- 8x10 treated deck with treated railing
- 6' patio door onto deck with keyed lock
- Yard will be graded and finished with sod in the rear and low maintenance in the front. Rear yards will be fenced with 5' high chain link as well as each with (1) gate.
- 1 year builder warranty, 5 year National Home Warranty
- Price includes GST with rebate to builder