



FALCON HOMES

TOWNHOMES

STANDARD FEATURES



SIXTY WEST

NO CONDO FEES

PET FRIENDLY HOMES & COMMUNITY

[www.falconhomes.net](http://www.falconhomes.net) | Sales: 403.391.8530 | [sales@falconhomes.net](mailto:sales@falconhomes.net)

## FOUNDATION

---

- Footings: 8" x 18", 20 MPA concrete
- Basement Floor: 3.5" concrete, 25 MPA on 6" of sand
- 8' high Basement ceiling
- 20 MPA Concrete used for all footings and foundation walls
- Poured standard 3' wide concrete sidewalk
- Steel angle brackets mounted directly to foundation for exterior sidewalk support (where applicable)
- Corrugated weeping tile around foundation perimeter
- Smoothed/polished concrete floors in basement

## STRUCTURE

---

- Engineered I-joist floor system
- Sub floor: 23/32" tongue & groove O.S.B. glued & nailed. Proboard installed under lino area 3/8"
- Exterior walls: 2" X 6" studs @ 24" O.C. provide greater insulation value
- Interior walls: 2" X 4" studs @ 24" O.C.
- Basement frost walls: 2" X 4" studs @ 24" O.C.
- 8' high ceiling on main floor and upper floor
- Roof Truss: engineer approved 24" O.C.
- Roof Sheathing: 7/16" O.S.B sheathing with H-clip
- Party Wall: 2 - 2" x 4" insulated wall, staggered framing, 1" air space and buffalo board

## EXTERIOR WINDOWS, DOORS & FINISHINGS

---

### WINDOWS

- Oversized windows
- Basement windows sized and located for future basement development
- Energy star, Low E, argon filled triple pane windows

### EXTERIOR DOORS

- Insulated Fiberglass exterior doors c/w handle & deadbolt

### EXTERIOR

- Vapour barrier house wrap
- "Nova Flash" envelope sealant on windows to prevent leaks
- Maintenance free exteriors with a combination of vinyl siding and aluminum around front windows & doors
- 30-year asphalt shingle
- Synthetic roof underlayment 100% of roof ice and dam rubberized membrane eaves and valley
- Eavestrough: 5" aluminum, surface draining down spouts, colour to match soffits & fascia

## ELECTRICAL & LIGHTING

---

### ELECTRICAL

- 100-amp service
- 220 volt wired to dryer and range
- Flat light switches
- Hardwired combination smoke and carbon monoxide detectors
- All bedroom and floor level circuits are Arc Fault protected per code w/tamper proof plugs throughout

- 2 exterior weather-proof outlets
- Data/TV outlet with RG6 coaxial located in living room

### LIGHT FIXTURES

- Attractive light fixture package designed by Falcon's Design Team

## PLUMBING & HEATING

---

### PLUMBING

- 3-piece basement bathroom rough-in
- Individual shut-off valves and separate hot and cold manifolds
- 80 gallon electric hot water tank – no exhaust
- Two outside taps
- Waterline at fridge location
- Black faucets

### HEATING

- High efficient furnace with pleated media filter
- Bathrooms wall fans & dryer vented to the exterior
- Programmable thermostat
- Central ventilation exhaust fan
- All ducts power vacuumed prior to occupancy
- All bathroom fans located on walls and vented through side walls where applicable
- HRV System

### FAUCETS AND FIXTURES

- Undermount kitchen sink, double compartment stainless steel c/w standard single lever faucet
- Low flow aerators on all faucets and showerheads to reduce water consumption
- Standard white toilets and white china basins with faucet & mechanical waste
- Main Bathroom: One-piece tub shower combo unit with standard single lever faucet
- Ensuite shower surround with tile edge and sliding glass doors
- Pedestal sink in half bath

## INSULATION & DRYWALL

---

- Spray foam insulated rim joists for greater air and vapour seal
- R12 fiberglass batt insulation basement frost wall
- R20 fiberglass batt insulation in wall cavity main & second floor
- R40 blown in, loose fill blown-in insulation – attic
- ½" Drywall throughout
- ½" Ceiling board, textured
- Party walls designed for superior sound reduction between homes: two – 2" x 4" insulated staggered walls, 1" air space, buffalo board
- Rounded drywall corners

## CABINETS & COUNTERTOPS

---

- Attractive cabinetry preselected by Falcon's Design team
- Kitchen island with extended eating bar
- Upper cabinets flush to ceiling KCB
- 1 set of pot and pan drawers
- Quartz countertops in kitchen and bath, with undermount sinks

## PAINTING

---

- Wall paint – 1 coat primer, 2 finish coats latex paint in eggshell finish
- Trim paint – 2 coats latex paint in semi-gloss finish
- Painted interior doors & bifolds

## INTERIOR FINISHING & HARDWARE

### INTERIOR FINISHING

- 6'-8" high, hollow core interior doors
- 4" flat baseboard, 3" flat window and door casing, paint grade MDF
- Appliance Allowance of \$2,800.00 includes GST. Stainless appliances: dishwasher, fridge, stove, OTR
- Attractive flooring package designed by Falcon's design team

### INTERIOR RAILING

- Half wall on second floor capped with painted MDF
- Designer metal railing at front entrance
- Painted MDF

### MIRRORS, SHELVING AND SHOWER DOORS

- All bathrooms included glass rectangular mirror
- White wire shelving throughout home
- Sliding, 5mm clear glass shower doors

## LANDSCAPING OUTDOOR LIVING

- Front and rear yards sod
- 20' x 18' min. gravel rear parking pad (with units that do not have garages)
- Trees supplied for complex location and amount determined by Falcon Homes
- Landscaping bed front yard designed by Falcon Homes & approved by Developer
- Privacy fence between yards - white PVC, 5' high
- Rear 10' x 8' pressure treated deck and railing
- Front porch: composite with metal railing as per plan

## UPGRADE OPTIONS\*

- Basement Development \$36,000
- Washer/Dryer Allowance \$2,100
- Blind Allowance \$3,500
- End unit cross fencing (includes 2 gates) \$4,650
- Interior unit cross fencing (includes 1 gate) \$2,925
- Detached garage end unit ONLY
- 12' x 20' \$27,950
- 18' x 20' \$32,900

\*PRICES ARE PLUS GST

## WARRANTIES

- Surveys, taxes, utilities, insurance and real property report to date of possession included
- 1-year service warranty on workmanship and materials
- 2-year warranty on delivery and distribution systems
- 5-year warranty on building envelope
- 10-year warranty on structural



**DISCLAIMER:** Falcon Homes Ltd. reserves the right to make modifications and/or substitutions to building designs & specifications without notice should they be necessary. Some features and options may not be available in some homes, which is dependent upon the design. All elevations, floor plans, room sizes, and square footage are based on conceptual design drawings and may vary.

**PLEASE NOTE:** Due to the volatile nature of material availability at this time, quoted prices and stock availability are subject to change without notice.

FALCON HOMES



National Home Warranty

