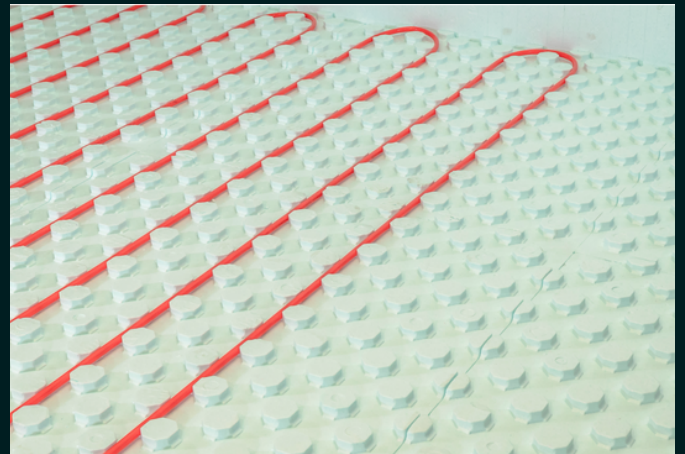


Built with Intention. Designed to Last.

What truly sets this home apart goes far beyond what you see. Behind the walls, every detail of the construction and mechanical systems was carefully chosen to create a home that is not only beautiful, but exceptionally durable, efficient, and comfortable for everyday living.

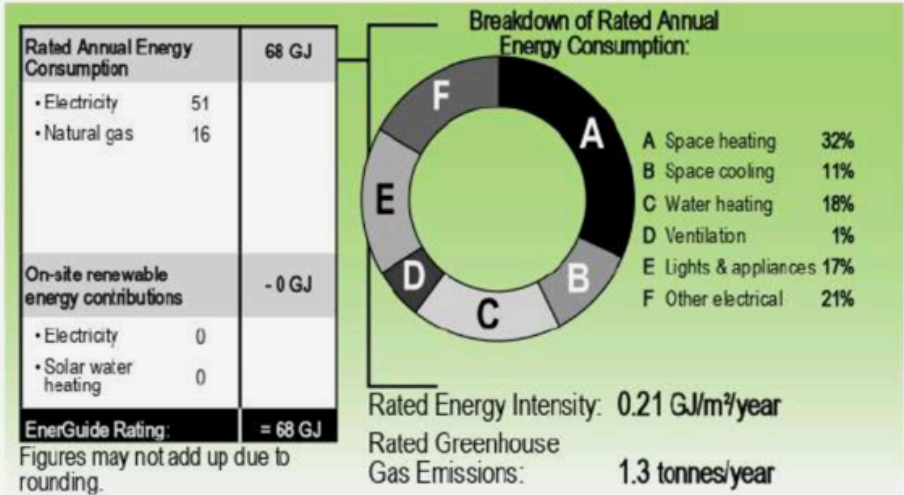
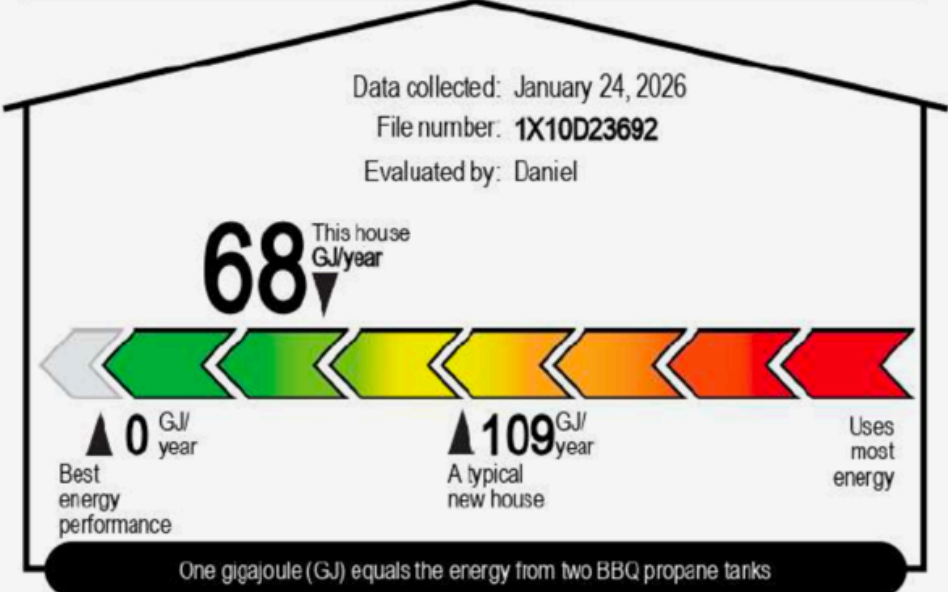


- Premium Nudura insulated concrete form (ICF) foundation with steel-reinforced concrete walls to the second level
- High-performance building envelope with added exterior insulation for improved energy efficiency, sound reduction, and fire resistance
- Fully insulated interior walls and ceilings for enhanced soundproofing and added fire protection throughout
- Blueskin air and moisture barrier system protecting the structure while allowing it to breathe
- Advanced roof assembly with multi-layer insulation (approx. R38) and proper ventilation for long-term performance
- Continuous exterior Rockwool insulation for thermal break, added sound control, and fire resistance
- Radiant in-floor heating throughout the entire home for consistent, even warmth
- Warm basement floors with Nudura hydrofoam under slab insulation (R10)
- High-efficiency NTI boiler system with zoned temperature control
- Ductless Mitsubishi units in bedrooms deliver efficient, home-wide comfort with individualized climate control
- Heat Recovery Ventilation (HRV) system supplying fresh air to all living spaces and bedrooms while exhausting stale air
- Triple-pane Loewen windows for superior insulation and sound reduction
- Durable metal roof by Ideal Roofing with additional waterproof membrane protection
- Burnt cedar rain screen exterior system for airflow, moisture control, and long-term durability
- Main water supply line extended to back corner of house for future use such as garden suite or swimming pool
- Roughed in wire for electric driveway gate





ENERGUIDE



The energy consumption indicated on your utility bills may be higher or lower than your EnerGuide rating. This is because standard assumptions have been made regarding how many people live in your house and how the home is operated. Your rating is based on the condition of your house on the day it was evaluated.

Quality assured by: Green Canada

Visit NRCan.gc.ca/myenergiguide