

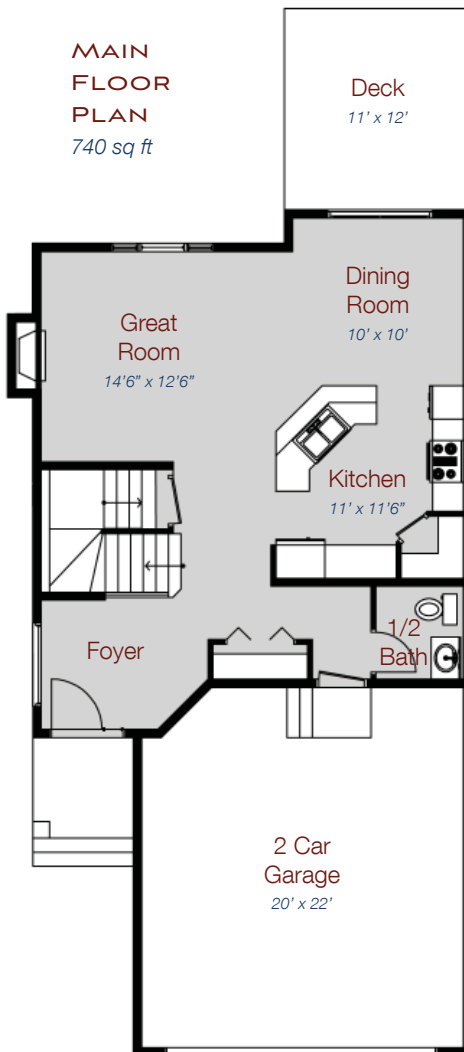


ROYAL WEST
HOMES

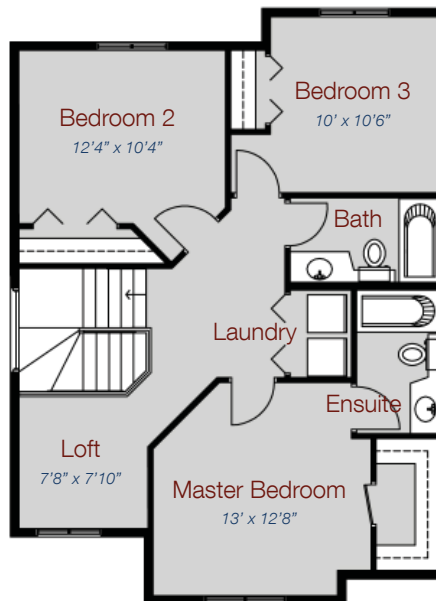
ASHBY DUPLEX

TOTAL: 1,533 SQ. FT.

MAIN
FLOOR
PLAN
740 sq ft



UPPER
FLOOR
PLAN
793 sq ft



A Royal West signature home, The Ashby Duplex is built to exacting specifications and customized to perfectly fit your lifestyle.

- ◆ 1,533 sq .ft. 2 storey with loft bonus room
- ◆ 3 bedrooms, 2 1/2 bathrooms
- ◆ Kitchen with island and corner pantry
- ◆ Gas fireplace, second floor laundry
- ◆ Hardwood and ceramic flooring
- ◆ Master bedroom with walk-in closet and 3 piece ensuite
- ◆ Crown moldings and maple railings with iron spindles

Notes:



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For further information, or other floor plans please contact your Royal West Homes Representative or our office at 780-466-4099 or visit:

www.royalwesthomes.com

ROYAL WEST HOMES is a builder of quality single and multi-family dwellings. Every home we build is a confluence of current designs, leading-edge construction systems, quality materials and exceptional workmanship.

We maintain long-term relationships with a roster of experienced and highly skilled tradespeople who share our commitment to quality. We work with our customers from concept stage to completion, diligently supervising construction throughout the process to ensure an investment that provides many years of comfort, convenience and worry-free enjoyment.

CONSTRUCTION SPECIFICATIONS:

This is the list of our standard features and finishes included in every home we build:

- ◆ Engineered floor joist and vent trusses
- ◆ Double secured subfloor: glued & screwed
- ◆ Exterior walls 2x6@19.2" on centre, interior walls 2x4@19.2" on centre, basement frost walls 2x4@24" on centre
- ◆ Steel rebar reinforced foundation walls
- ◆ Insulation Ratings: Attic R-40, exterior walls R-20, basement frost walls R-12
- ◆ Asphalt shingles with limited lifetime warranty
- ◆ Sump pump
- ◆ PEX (Home Run System) to all hot & cold water locations
- ◆ High-efficiency furnace
- ◆ High efficiency flow through humidifier
- ◆ 50 US gallon hot water system
- ◆ 3 piece bathroom rough-in in the basement
- ◆ Central vacuum system rough-in
- ◆ Energy star low E glass windows
- ◆ Fiberglass front & rear doors, as per plan
- ◆ Strong-arm, steel plate locks & deadbolts on exterior doors
- ◆ Maintenance-free vinyl siding
- ◆ Pre-cast concrete front steps or wood veranda with stairs, as per plan
- ◆ 8ft. high garage door
- ◆ 2 outdoor weather-proof electrical outlets & 2 hose taps

INTERIOR FINISHES

Kitchen:

- ◆ Choice of maple, oak, or thermofoil cabinets in a wide range of profiles and finishes
- ◆ Crown moulding on cabinets
- ◆ Full height ceramic tile backsplash
- ◆ Post-formed laminate countertops
- ◆ Microwave shelf as per plan
- ◆ Stainless steel double sink
- ◆ Single lever faucet with sprayer
- ◆ Built in dishwasher & hood fan
- ◆ Waterline to fridge

Bathroom:

- ◆ Single piece fibreglass tub/shower in master ensuite & main bath
- ◆ Banjo arm vanities
- ◆ Full width vanity mirrors
- ◆ Pedestal sink with oval mirror in half bath
- ◆ Single lever faucets

Other:

- ◆ Hardwood & ceramic tile flooring
- ◆ Gas fireplace with tile surround
- ◆ Softline drywall corners in common areas
- ◆ California texture ceilings throughout
- ◆ Capped maple or oak railings with iron or wood spindles
- ◆ Digital programmable thermostat
- ◆ Pot lights as per plan
- ◆ Embossed paint grade interior doors in a selection of profiles
- ◆ Painted MDF shelving in all closets and pantry
- ◆ 4 lb underlay with 32 ounce carpet
- ◆ Legal fees included if using our Lawyer
- ◆ Professional furnace/duct cleaning before possession
- ◆ 1 year complete builder warranty
- ◆ 5 year structural warranty backed by National Home Warranty

The quality of our homes, the relationships we've built with skilled tradespeople, and the care we take in planning and managing our projects all stem from our long-term commitment to excellence in community building. You'll notice it when you visit any Royal West home, today or years from now. Slow down, enjoy the experience, and take your buying decision as seriously as we take building homes.



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