

INNOVATIVE • FUNCTIONAL SAFE • EFFICIENT • HEALTHY

TimberRock Villas

in Timberlands North

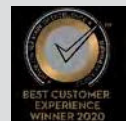
- 3 & 2 BEDROOM TOWNHOMES -1370 Sq Ft
- WALKING DISTANCE TO SHOPPING, RESTAURANTS AND AMENITIES
- ABUNDANCE OF TRAILS AND RECREATION
- JUST OFF 67TH ST AND 30TH AVE IN TIMBERLANDS NORTH
- **NO CONDO FEES!!**

\$389,900 "Includes Garage"



LOCAL EST. 1990

Master Home Builder
with Alberta New Home Warranty Since 1991
30 Year Service Award



THE NEW HOME WARRANTY INSURANCE (CANADA) CORPORATION



MASTER HOME BUILDER

MASON MARTIN HOMES.COM

PERFORMANCE DESIGNED

Alyesha Neufeld

Century 21 All Stars Realty Ltd



780-920-1812

alyesha.neufeld@c21.ca



TimberRock Villas

in Timberlands North



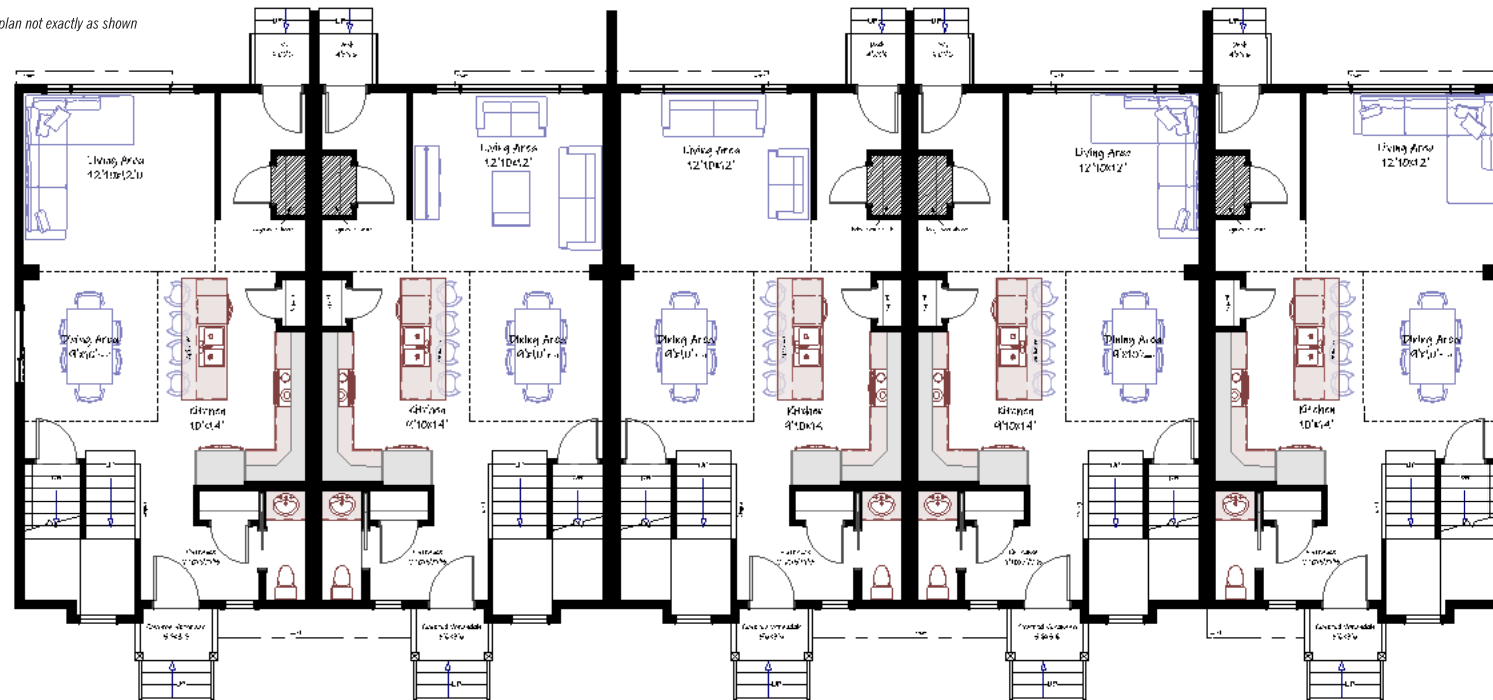
NO CONDO FEES

- PREMIUM FEATURES
- LARGE DETACHED GARAGES AVAILABLE
- CLOSE TO SHOPPING AND RECREATION

MASTER HOME BUILDER
MASON MARTIN HOMES.COM

MAIN FLOOR

*Floor plan not exactly as shown



UPPER FLOOR

*Floor plan not exactly as shown



INTERIOR

- OPEN CONCEPT DESIGN WITH 9' CEILINGS
- FLAT PANEL SOFT CLOSE CABINETS WITH 39" H UPPER CABINETS AND POT & PAN DRAWERS
- FULL HEIGHT TILE KITCHEN BACKSPASH
- TILE AROUND TUB/SHOWER UNITS
- TILE BACKSPASH ON VANITIES
- STAINLESS STEEL APPLIANCE PACKAGE
- LUXURY VINYL PLANK THROUGHOUT MAIN FLOOR AND BATHROOMS
- ONE-PIECE TUB/SHOWER UNITS
- MODERN CASING AND BASEBOARDS (FLAT PROFILE)
- 8" 6" QUARTZ ISLAND
- QUARTZ COUNTERTOPS THROUGHOUT
- LED POT LIGHTS
- PREMIUM INTERIOR HARDWARE
- MODERN HORIZONTAL SPINDLE RAILING

EXTERIOR

- PREMIUM VINYL SIDING, BOARD & BATTEN AND LUX METAL ACCENT
- SMART BOARD TRIM AROUND FRONT WINDOWS AND DOORS
- LIFETIME ASPHALT SHINGLES
- EXTERIOR ALUMINUM RAILING
- TRIPLE PANE VINYL WINDOWS (CASEMENT WINDOWS AS PER PLAN)

MECHANICAL

- HEAT RECOVERY VENTILATION SYSTEM
- LOW FLUSH TOILETS
- 96% HIGH EFFICIENCY FURNACE
- 80 GALLON ELECTRIC HOT WATER TANK
- PROGRAMMABLE WIFI THERMOSTAT
- LUTRON CASETA SMART HOME SYSTEM

STRUCTURE

- 24" ON CENTER 2X6 WALLS
- PARTY WALL WITH 2X6 STUDS, 16" ON CENTER AND 5/8" DRYWALL
- ROXUL SAFE AND SOUND BAR WITH RESILIENT CHANNEL AND 1" SPACE
- SPRAY FOAM RIM JOISTS
- R-50 ATTIC INSULATION

ADDITIONAL

- LEGAL FEES INCLUDED IF USING SERVUS CREDIT UNION AND MMH LAWYER
- WARRANTY COVERED BY ALBERTA NEW HOME WARRANTY WARRANTY AND CUSTOMER SATISFACTION INSPECTIONS AFTER POSSESSION DURING FIRST YEAR

High Efficiency High Efficiency Electric Hot Water Tank 96% Efficient Gas Furnace	LUTRON Caseta Smart Phone App - Safe Entry - Light Control - Heating - Compatible - Expandable Home Automation	Windows Triple Pane Low E Windows as per Plan	Interior Design Pick Your Colours with our Designer	Exterior Low Maintenance Lifetime Shingles	Cabinetry Design Your Kitchen with a Generous Allowance
Electrical Programmable Bath Fans Electrical Layout	Programmable HRV Energy Efficient Pure Fresh Air	Appliances Premium Selection Stainless Steel	Basement Custom Basement Development Available	Financing Legal Fees Included with use of Servus Credit Union	Tell Us We Are Listening, It's Your Home

* STANDARD FEATURES AND SPECIFICATIONS SUBJECT TO CHANGE AT BUILDER'S DISCRETION

MASTER HOME BUILDER

MASON MARTIN
HOMES.COM

PERFORMANCE
DESIGNED



LEGEND

Townhomes	Garage 15'x30'
Lawn	Garage 10'x30'
	Tandem Parking 9'x40'

TimberRock Villas

in Timberlands North

THIS PLAN IS CONCEPT ONLY AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE