Spruce Street Villas

in Springbrook

NO CONDO FEES

MASTER HOME BUILDER

MASON MARTIN HOMES.COM

UNDER CONSTRUCTION - AUGUST 2024 POSSESSION

$349,900

INCLUDES FINISHED BASEMENT

- 3 BEDROOM TOWNHOME
- OVERSIZED DETACHED SINGLE GARAGE
- CLOSE TO GASOLINE ALLEY AMENITIES
- ABUNDANCE OF TRAILS AND RECREATION

BEST CUSTOMER EXPERIENCE WINNER 2020

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Alyesha Neufeld

Century 21 All Stars Realty Ltd

Century 21 FINE HOMES & ESTATES

780-920-1812

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MASON MARTIN HOMES.COM

MASTER HOME BUILDER

PERFORMANCE DESIGNED

Spruce Street Villas

in Springbrook

3 BEDROOM TOWNHOMES

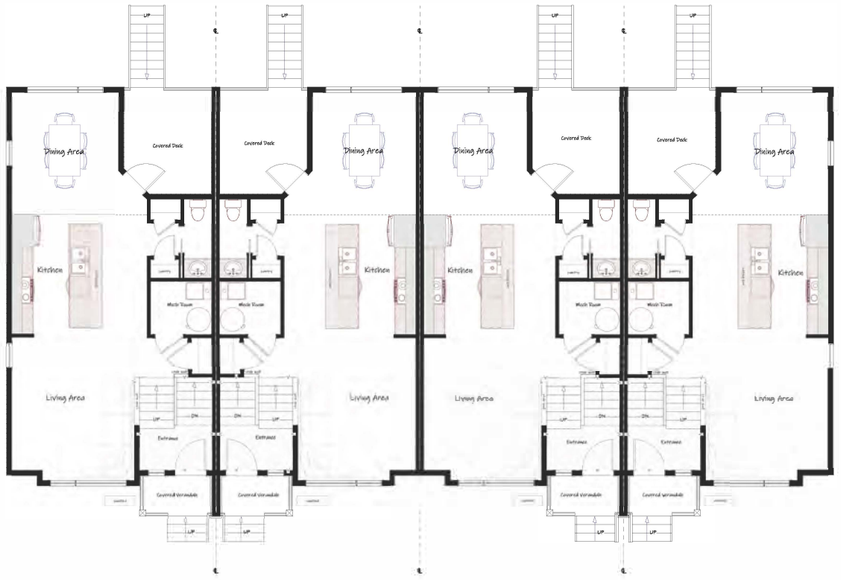
NO CONDO FEES

ONLY

$349,900

MASTER HOME BUILDER

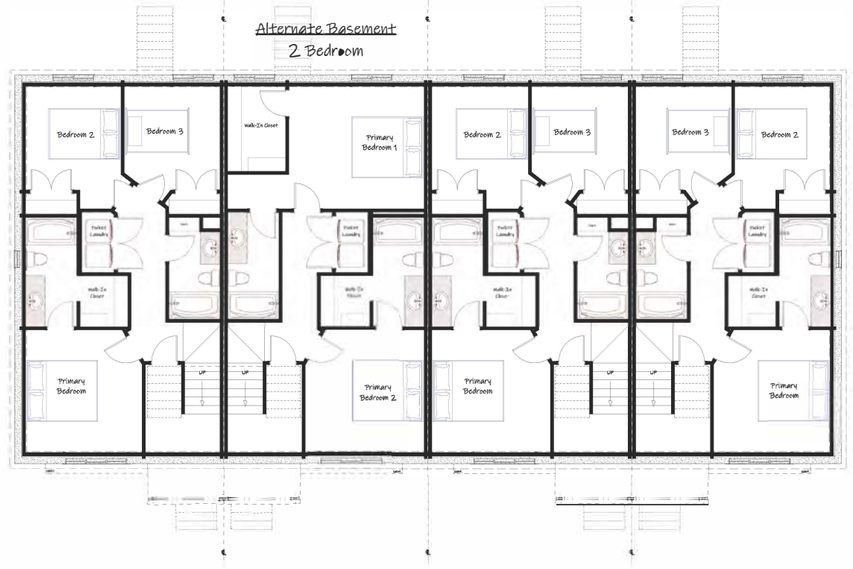
MASON MARTIN HOMES.COM



MAIN FLOOR

**Floor plan not exactly as shown*

BASEMENT



INTERIOR

- FLAT PANEL TEXTURED MELAMINE CABINETS WITH 39" HIGH UPPER CABINETS AND A SET OF POT & PAN DRAWERS
- DELTA OR MOEN FAUCETS WITH CHROME FINISH
- TILE AROUND TUB/SHOWER UNITS
- TILE ON VANITY
- STAINLESS STEEL WHIRLPOOL APPLIANCES
- WOOD GRAIN VINYL PLANK THROUGHOUT MAIN FLOOR AND BATHROOMS
- CARPET THROUGHOUT BASEMENT (EXCEPT BATHROOMS AND LAUNDRY)
- ONE-PIECE TUB/SHOWER UNITS
- MODERN 3 ½" CASING AND 4" BASEBOARDS (FLAT PROFILE)
- 9' ISLAND
- 9' CEILING HEIGHT (MAIN FLOOR)

EXTERIOR

- PREMIUM VINYL SIDING AND CORRUGATED METAL ACCENT
- SMART BOARD TRIM AROUND FRONT WINDOWS AND DOORS
- LIFETIME ASPHALT SHINGLES
- CONCRETE FRONT STEPS
- DURADEK REAR DECK WITH COMPOSITE STAIRS
- ALUMINUM RAILING ON DECKS

MECHANICAL

- HEAT RECOVERY VENTILATION SYSTEM
- LOW FLUSH TOILETS
- HIGH EFFICIENCY FURNACE
- 75 GALLON HOT WATER TANK
- PROGRAMMABLE THERMOSTAT
- SPRAY FOAM RIM JOISTS
- LED LIGHTS AND LED POT LIGHTS

STRUCTURE

- 24" ON CENTER 2X6 WALLS
- PARTY WALL WITH 2X6 STUDS, 16" ON CENTER AND 5/8" DRYWALL
- ROXUL SAFE AND SOUND WITH RESILIENT CHANNEL AND 1" SPACE

ADDITIONAL

- LEGAL FEES COVERED WITH USE OF MASON MARTIN HOMES LAWYER
- WARRANTY COVERED BY ALBERTA NEW HOME WARRANTY
- 2 WARRANTY AND CUSTOMER SATISFACTION INSPECTIONS AFTER POSSESSION

High Efficiency	LUTRON Caseta Smart Phone App	Windows	Interior Design	Exterior	Cabinetry
High Efficient Rheem Hot Water Lenox Furnace	- Safe Entry - Light Control - Heating - Compatible - Expandable Home Automation	Triple Pane Low E Windows as per Plan	Pick Your Colours with our Designer	Low Maintenance 30 Year Shingles	Design Your Kitchen with a Generous Allowance
Electrical	**Programmable HRV**	**Appliances**	**Basement**	**Financing**	**Tell Us**
Programmable Bath Fans Personalized Electrical Logout	Energy Efficient Pure Fresh Air	Premium Selection	Custom Basement Development Available	Get You The Best Rate	We Are Listening, It's Your Home