

MASTER HOME BUILDER
**MASON MARTIN
 HOMES.COM**

UNDER CONSTRUCTION - AUGUST 2024 POSSESSION

Spruce Street Villas

in Springbrook

NO CONDO FEES



\$349,900

INCLUDES FINISHED BASEMENT

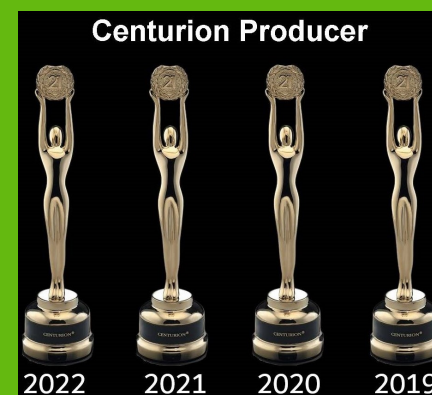
- 3 BEDROOM TOWNHOME
- OVERSIZED DETACHED SINGLE GARAGE
- CLOSE TO GASOLINE ALLEY AMENITIES
- ABUNDANCE OF TRAILS AND RECREATION



**BEST CUSTOMER
 EXPERIENCE
 WINNER 2020**

Brad Warkentin

Century 21 All Stars Realty Ltd



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**MASON MARTIN
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MASTER HOME BUILDER

**PERFORMANCE
 DESIGNED**

Spruce Street Villas

in Springbrook

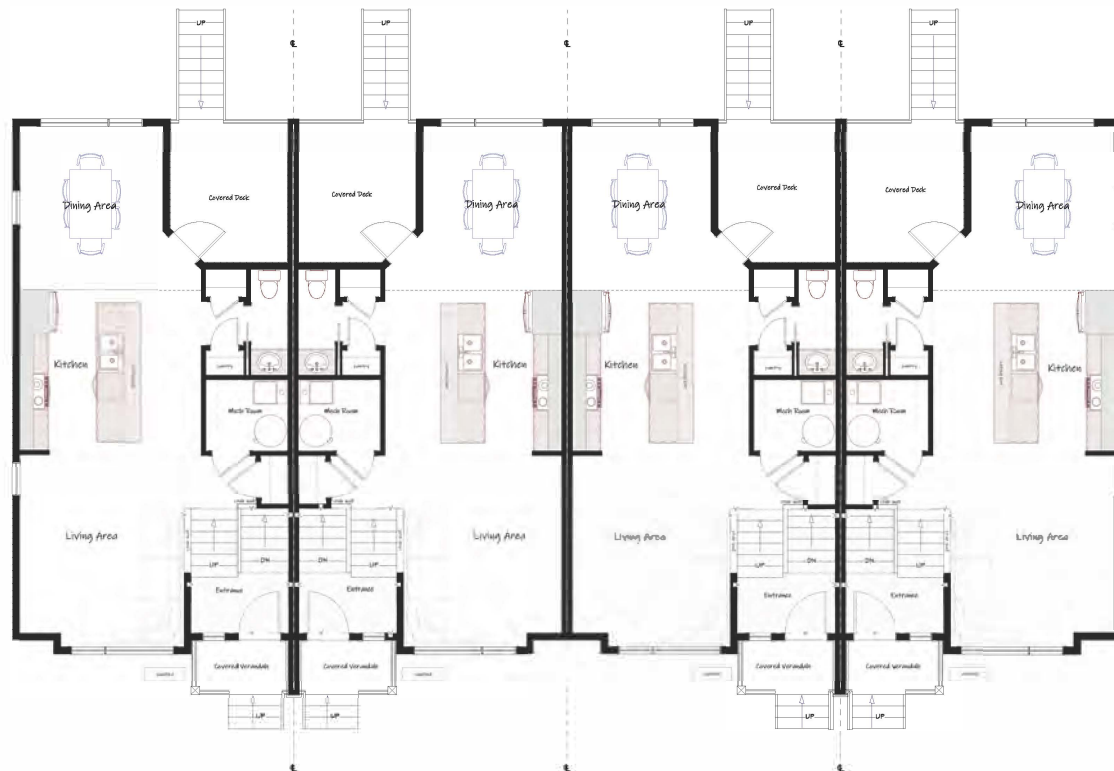
3 BEDROOM TOWNHOMES

NO CONDO FEES

ONLY

\$349,900

MASTER HOME BUILDER
MASON MARTIN
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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 1/2" 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

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