

The Abington

2,372 Sq. Ft



The Abington is a Tudor style house, with an inviting front porch and an interesting roof scape with stucco and stone details that will bring back fond memories of years gone by. This oversized double garage has plenty of space for storage or your workbench. An entrance from the garage has a generous laundry area as well as a convenient built-in bench. The spacious and open great room has a gas fireplace and generous dining room that are perfect for entertaining family and friends. Placed in the center of this large family kitchen is an island that has plenty of space for prepping meals or having snacks at the eating bar. A partially covered rear deck shades the dining room and offers protection for the avid cook who likes to BBQ in the rain. The open stairs lead to the second floor where the master retreat is over 550 sq. ft. and includes a huge walk-in closet and private 5 piece ensuite. Two additional bedrooms with large closets share a divided bathroom.

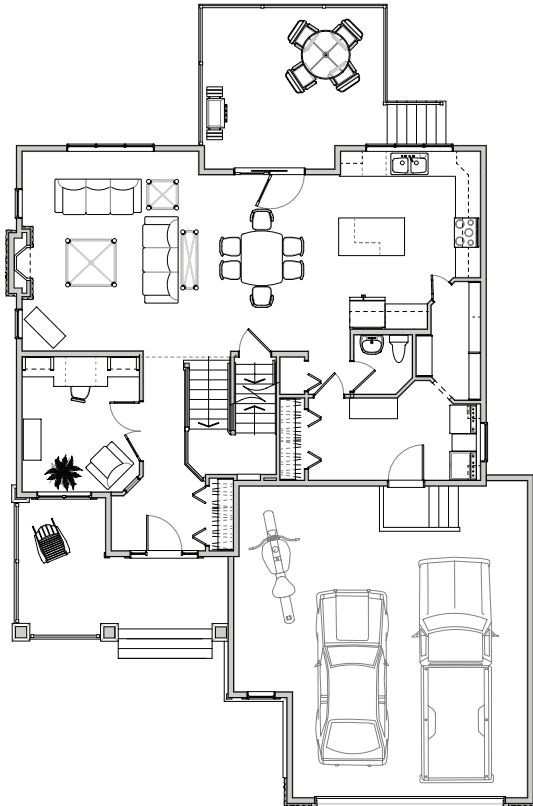
Features:

- » 2 storey foyer
- » 3 bedrooms
- » 2.5 bathrooms
- » Oversized Double garage
- » Formal living room and dining room
- » Walk-through pantry
- » Custom millwork
- » Main floor laundry
- » Front verandah
- » Partially covered deck
- » Maintenance-free exterior

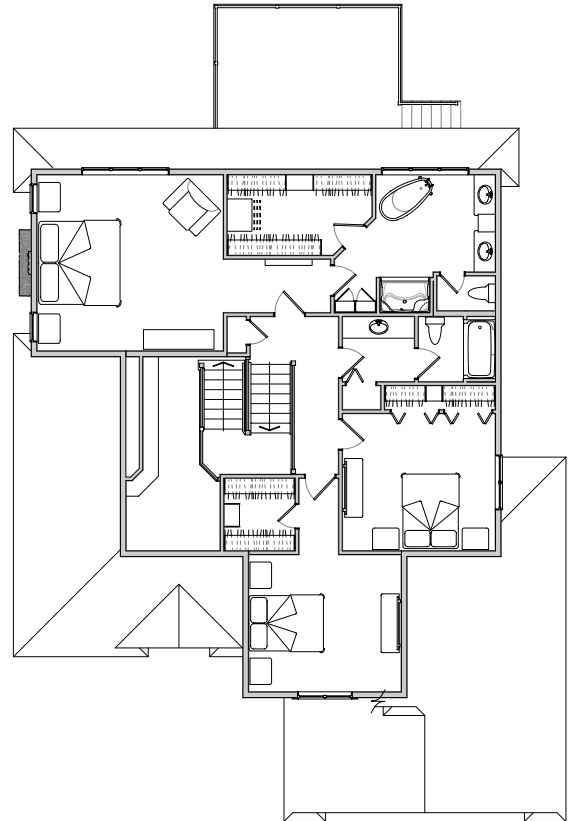
*Artist Rendering. Plans and prices are subject to change without notice. This floor plan is the property of Kensington Master Builders Inc. and may not be copied, reproduced, transmitted, distributed, altered or otherwise used in whole or in part without the express written permission of Kensington Master Builders Inc.

Floor Plan*

2,372 Sq. Ft.



Main Floor
Area: 1,214 Sq. Ft.



Second Floor
Area: 1,158 Sq. Ft.

Notes:

*Artist Rendering. Plans and prices are subject to change without notice. This floor plan is the property of Kensington Master Builders Inc. and may not be copied, reproduced, transmitted, distributed, altered or otherwise used in whole or in part without the express written permission of Kensington Master Builders Inc.



Benefits of Choosing a Kensington Home

With integrity, understanding, and over 20 years of experience in building; including R-2000, EnergyStar, and energy efficient Built Green™ homes, Kensington Master Builders has the capabilities, craftsmanship and expertise to capture your imagination and bring your dream home to life.

Occupant Comforts

- » Full point security system
- » Granite countertops with under mount sink in the kitchen
- » Moen Faucets
- » RG6 Data wiring in 4 locations
- » Generous light fixture allowance
- » 3" MDF casing and 4" MDF baseboard
- » Painted sturdy MDF closet shelving
- » Gas cock for BBQ
- » Choice of trim details

Warm and Dry Basements

- » Full ICF construction with System Platon membrane foundation wrap
- » R8 styrofoam insulation under the concrete slab

Lower Heating Costs by 50% or more

- » Air tight to <1.5 air changes per hour certified with blower door test by 3rd party auditor
- » Energuide 80 or better certified R-2000 &/or Built Green™
- » Spray foam insulation for air tightness and greater insulating value
- » Shredded blown in fiberglass for added warmth
- » R50 minimum blown in attic insulation
- » Fully insulated and drywalled garage with R12 insulated garage door/operator
- » Lennox G61MPV high efficiency furnace with ECM motor and programmable thermostat
- » High efficient 50 gal hot water heater
- » Triple glazed windows and French doors with Low E and argon
- » Gas fireplace with electronic ignition

Decreased Electricity Consumption

- » ECM motor on ventilation system
- » 75% CFL light bulbs
- » Master light and Phantom power switch

Superior Air Quality

- » Lennox Merv 10 air cleaner
- » Active Heat Recovery Ventilator
- » No VOC paints, No VOC MDF trim and shelving, Underlayment, glues and adhesives
- » 50% of the house is hard surface flooring
- » Ceiling fan
- » Vented built in vacuum system



Maintenance Free Exterior

- » Gentek Sequoia Vinyl siding, brick or stone trim details to Architectural Guidelines
- » Metal clad door jambs & soffit and fascia
- » Insulated Fiberglass exterior doors
- » Door/Window trim manufactured from recycled materials
- » 30 year Cambridge asphalt shingles with drip edge
- » Metal clad deck posts
- » Treated exterior wood deck construction with powder coated aluminum railing
- » Duramix concrete driveways, sidewalks and Cast in place front step

Environmentally Responsible

- » Advanced Framing Techniques including recycled wood, timberstrand headers, high heel trusses, truss joist floor systems, reduced waste
- » Dual flush toilets
- » Recirculating hot water line
- » Shut-off valves at all sinks and toilets
- » Recycle bins in the kitchen cabinets
- » Hardwood floors from sustainably managed forests (SCF certified)
- » Recycle content insulation, exterior and interior doors, finishing trim

Achievements

Canadian Home Builders' Association – Alberta

- » 2009 Awards of Excellence – Built Green™ Builder of the Year, The Willowgreene
- » 2008 Awards of Excellence – Green Vision, The Evergreene
- » 2008 Awards of Excellence – Best Home Over \$750,000, The Stoneridge

Alberta New Home Warranty Program Awards

- » Golden Hammer Award – 10 years as a Service Award Recipient
- » Distinguished Builder Medallion – 15 years as a Service Award Recipient

SAM Awards – Edmonton (Sales and Marketing)

- » Best Floor Plan
- » Best Curb Appeal

Cement Association of Canada Awards

- » Outstanding Energy Efficiency (0.2 ACH)

Memberships & Associations

- » Canadian Home Builders Association
- » Professional Home Builders Institute
- » Alberta New Home Warranty Program
- » Built Green™
- » R-2000



The Alberta
New Home
Warranty
Program



Kensington Master Builders

Office: 780 449 3137 Fax: 780 449 5077

191 Athabasca Avenue Sherwood Park, AB T8A 4C8

kensingtonmasterbuilders.com