

The Bancroft

1,849 Sq. Ft.



The Bancroft has a lot to offer in 1,849 sq. ft. This bungalow, with its inviting covered porch and raised portico features, has an oversized triple garage perfect for the hobbyist in your family. A wide foyer with 12' ceilings is clear through to the great room. Its open concept is perfect for entertaining friends and or family. The huge gourmet kitchen includes an island with eating bar that also doubles as a great workspace. Attached to the kitchen is an oversized walk-through pantry with plenty of room for an extra fridge or freezer. A large exterior deck can be accessed from both the dining room or the master suite. The master suite features a huge walk-in closet with over 20 ft of hanging space as well as 2 shelf towers and a 5 piece ensuite with a custom double shower. Also located on the main floor is a den that is a perfect size for any home office. The open stairs lead to the lower level where the roughed in full bathroom and wet bar plumbing is ready for future development as are the 2 additional bedrooms, each with a walk in closet, and a wide open recreation center.

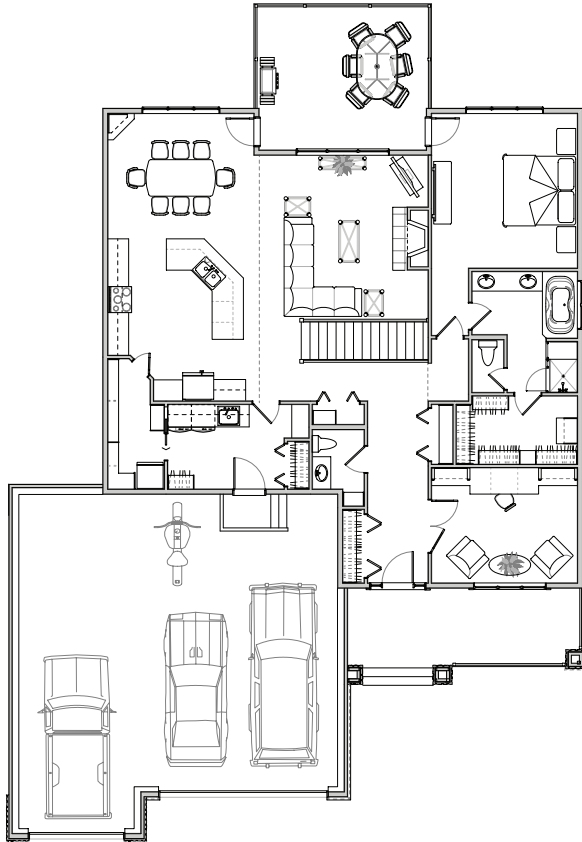
Features:

- » Bungalow
- » 3 bedrooms
- » 3.5 bathrooms
- » Triple garage (oversized garage options)
- » Formal living room & dining room
- » Huge gourmet kitchen
- » Custom millwork
- » Main floor laundry
- » Oversized closet storage
- » Front verandah
- » Covered deck
- » Maintenance-free exterior

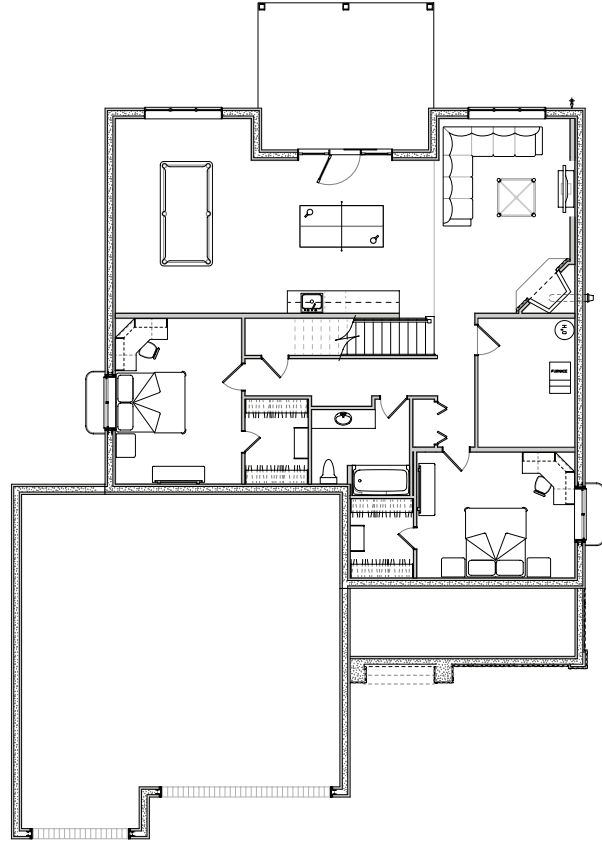
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Floor Plan*

1,849 Sq. Ft.



Main Floor
Area: 1,849 Sq. Ft.



Basement
Area: 1,505 Sq. Ft.

Notes:

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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



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