

## The Cabot

2,357 Sq. Ft.



This 2,357 sq. ft. Cape Cod style, home has an exterior finished in vinyl siding, 6" window trim, brick accents and eave brackets on the front elevation. The triple garage has plenty of room for three vehicles as well as storage or working space. Off the garage is a mud room, half bath and a walk-through pantry which provides easy access to the family sized kitchen. The open main floor living space boasts generous sized rooms including 18' x 12' dining room as well as a two story great room. The curved staircase to the second floor adds a touch of grandeur and elegance to the foyer. Upstairs is a large master bedroom with a five piece ensuite and a deluxe walk in closet. The two additional rooms on this floor are over 180 sq. ft. each with generous closets.

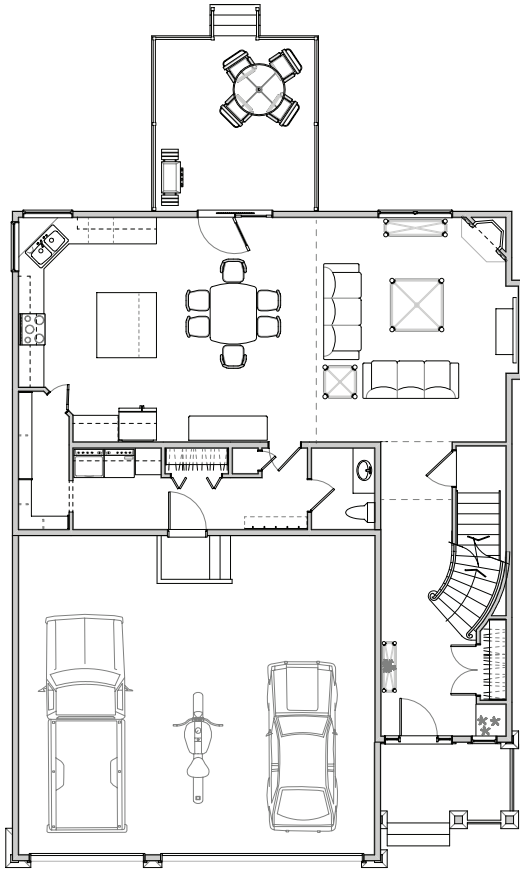
### Features:

- » 2 storey
- » Triple garage
- » 3 bedrooms
- » 3 bathrooms
- » Built-in bench by the front door
- » Walk-through pantry
- » Main floor laundry
- » Custom millwork
- » Huge kitchen
- » Curved staircase
- » Open concept
- » Front verandah
- » Attached deck
- » Maintenance-free exterior

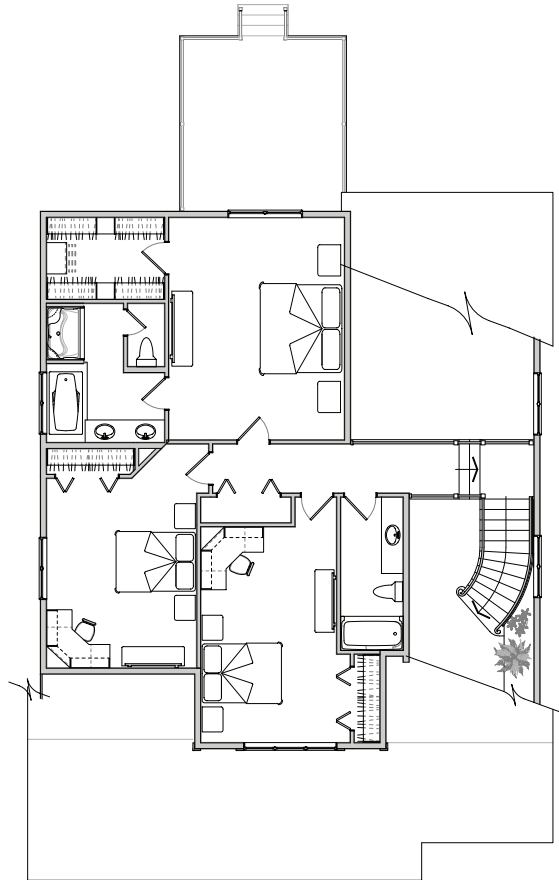
\*Artist Rendering. Plans and prices are subject to change without notice. This floor plan is the property of Kensington Master Builders Inc. and may not be copied, reproduced, transmitted, distributed, altered or otherwise used in whole or in part without the express written permission of Kensington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

## Floor Plan\*

2,357 Sq. Ft.



Main Floor  
Area: 1,230 Sq. Ft.



Second Floor  
Area: 1,127 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](http://kensingtonmasterbuilders.com)