

The Fredericton

3,182 Sq. Ft.



This Cape Cod Estate home is the answer to your dreams. The full face stone exterior with the veranda adds to the nostalgia of the Heritage style. The veranda spans the width of the home and has plenty of space for relaxing in the shade. Inside is the formal dining room that features a tray ceiling and large windows with plenty of space for a large family dinner. Adjacent is a gourmet kitchen with walk in pantry, double sinks and a huge island counter space that is nothing short of a cook's delight. The massive great room, with its optional ceiling beam work, is great for entertaining and a flex room off the great room makes a great library or guest bedroom. The laundry room in this home doubles as a generous mud room and includes a built-in bench and coat hooks. Upstairs features a huge master suite with vaulted ceiling a large walk-in closet and 5 piece ensuite. Three additional bedrooms share two generous bathrooms. Two bedrooms have dormer windows with built-in window seats and extra large closets. Developing the basement will add a potential 1,300 square feet of entertainment area including a theatre room and a 5th bedroom

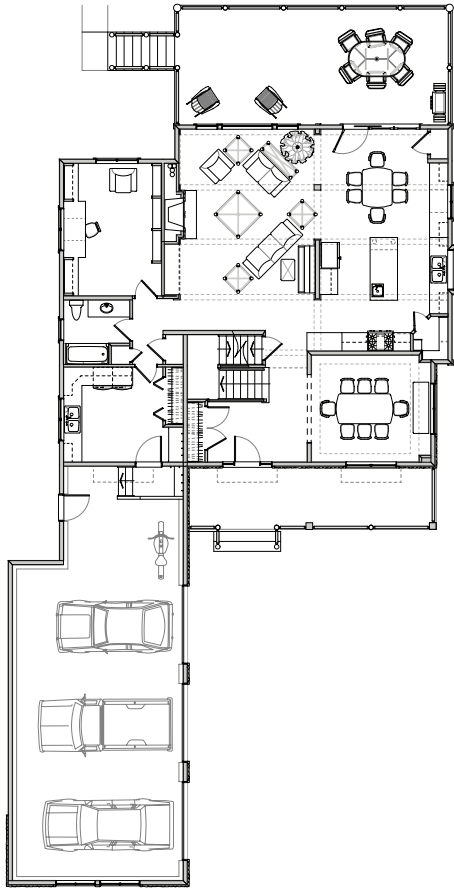
Features:

- » 2 storey
- » 4 bedrooms
- » 4 bathrooms
- » Triple garage
- » Formal dining room
- » Main floor laundry
- » Gourmet kitchen
- » Potential library
- » Custom millwork
- » Front veranda
- » Oversized attached deck

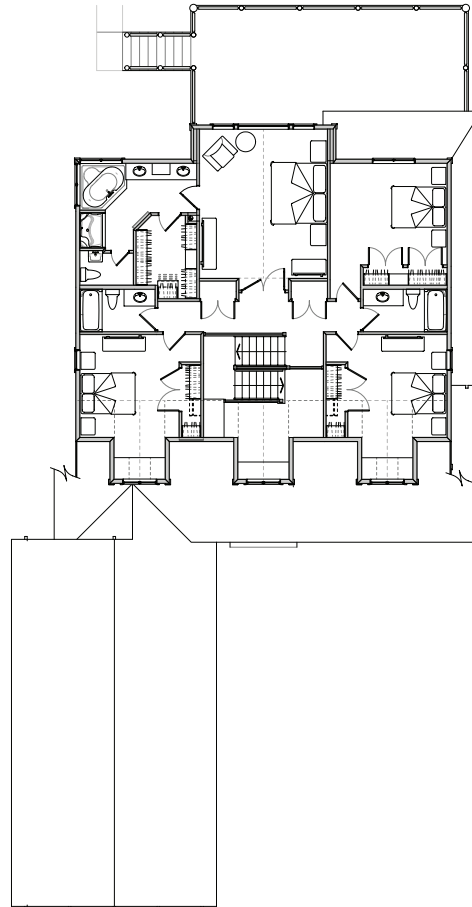
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Floor Plan*

3,182 Sq. Ft.



Main Floor
Area: 1,752 Sq. Ft.



Second Floor
Area: 1,430 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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