

The Magnolia

2,709 Sq. Ft.



The Magnolia is a beautiful traditional house with Sequoia vinyl siding, gable details and window trim on the front elevation. Both the veranda and window grills add to the Heritage look. Off the triple garage is a walk-in closet mud room that keeps the entire area clean and tidy by containing it all in one space. A walk-through pantry, connecting to the spacious kitchen, has plenty of room for a freezer or second refrigerator. The 17' dining room adjacent allows for comfortable holiday dinners with the entire family or the den, at 12' x 13', would also make a great formal dining room. Situated over the garage is a generous bonus room that overlooks the two storey great room. This space can also be developed into an optional fourth bedroom. Within the large master suite is a double entry, 5 piece ensuite, with his and her sinks as well as an over sized 8' x 12' walk-in closet. Two additional bedrooms sized 13' x 12' are a generous size for growing children.

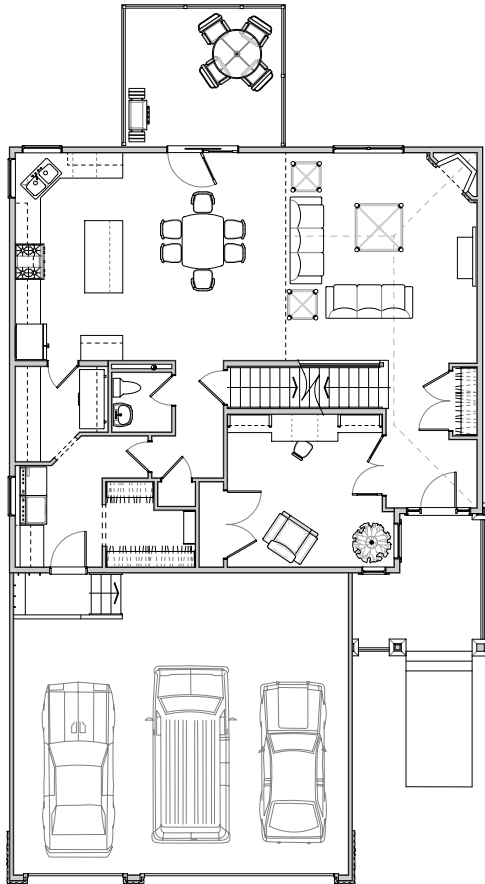
Features:

- » 2 storey with 2 storey great room
- » 3 bedrooms (Optional 4th bedroom)
- » 3 bathrooms
- » Triple garage
- » Mud room walk in closet
- » Walk-through pantry
- » Main floor laundry
- » Custom millwork
- » Huge kitchen
- » Front verandah
- » Potential basement development with 5th bedroom and theatre room
- » Maintenance-free exterior

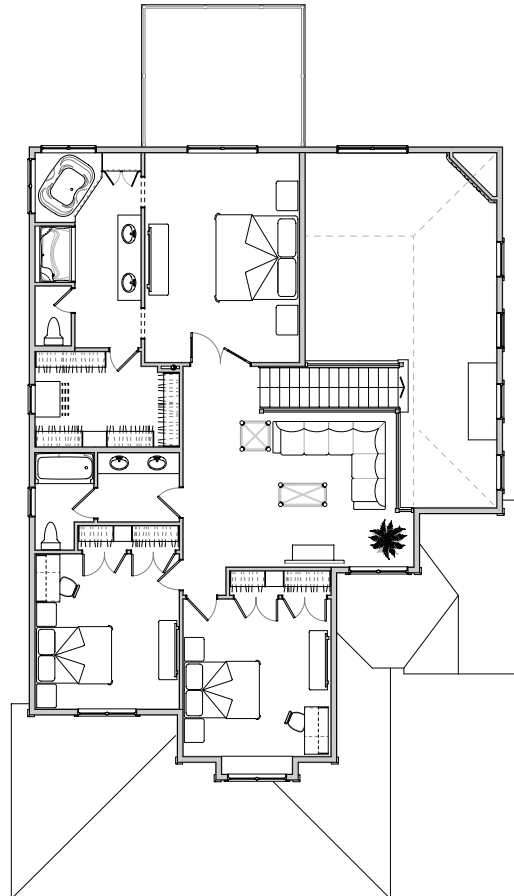
*Artist Rendering. Plans and prices are subject to change without notice. This floor plan is the property of Kensington Master Builders Inc. and may not be copied, reproduced, transmitted, distributed, altered or otherwise used in whole or in part without the express written permission of Kensington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

Floor Plan*

2,709 Sq. Ft.



Main Floor
Area: 1,406 Sq. Ft.



Second Floor
Area: 1,303 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