

FIT & FINISH

THE BUILDING

- Built by 3 year in a row Customer Choice Award Winner for highest Customer Satisfaction, Truman.
- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty.
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program.
- Clad in brick and James Hardie siding, these homes feature maintenance free exteriors highlighting large private decks.
- Approximately ±9 foot ceilings on main floor, featuring energy saving high performance windows.
- Luscious professionally designed and irrigated landscaped area throughout site.



THE HOMES

The Street Towns at Timberline Estates are elegant residences created and curated by Truman's award-winning interior design team highlighted by the finishes below;

Fresh Flooring

- Selection of high quality wide plank laminate flooring with acoustic underlay throughout main living areas, excluding tile areas & stairs (*upper floor optional*).
- Plush high grade patterned carpet on stairs & upper floors.
- Contemporary imported 12" x 24" high gloss Carrera style ceramic floor tile.
- Custom set full height brick tile kitchen backsplashes (*optional upgrade to full height quartz backsplash*).

Windows & Doors

- Custom designed entry door accented by individual custom lighting fixture by entrance.
- High quality aluminum clad low maintenance windows with clear thermal glazing where all operating windows have screens. Windows to be black on the exterior and white on the interior.
- Privacy matters – Optional 2" sophisticated designer window treatment package for all applicable windows.

Meticulous Millwork

- Smooth panel doors with levered anti scuff and scratch Taymor door hardware throughout.
- Modern 4 inch profile painted baseboards.
- Modern 3 inch profile painted door frames and casings.
- Ample Glide Free™ closet storage shelving as per plan.
- Master walk-in closet cabinet featuring white textured medina cabinet tower.

Brilliant Lighting

- Integrated recessed LED lighting with optional dimming throughout.
- Selection of hand-picked, contemporary & energy efficient interior light fixtures.
- 6 LED pot lights throughout main floor

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THE KITCHENS

- Award winning cabinetry by Truman's acclaimed design team available in Noir or Blanc colour palettes.
- Floor to ceiling ergonomic TRUspace™ cabinets featuring textured, premium, zero-edge finishes accented by soft close door & drawer hardware and integrated storage.
- Polished quartz hard surface eased edge countertops.
- Square under-mount sink with industrial high arc single lever faucet.
- Full height tile kitchen backsplashes.
- Energy saving under cabinet LED lighting.
- Custom made cabinet door hardware (*as per selections*).
- Soft close door & drawer technology with versatile and easy access cutlery drawer, two deep drawers for pots, pans and a cookie tray sheet divider over fridge.



THE APPLIANCES

- Whirlpool 36" stainless steel counter depth refrigerator with ice & water maker.
- *Optional* - Custom paneled Fisher & Paykel 36" built-in French door refrigerator with ice maker in freezer (*non-dispensing*), glass shelves and Active Smart system.
- Whirlpool 1.6 cubic ft. microwave with 27" trim kit.
- Concealed 300 CFM insert hood fan above range.
- Whirlpool gas front control range: stainless steel, electronic ignition, 4 sealed gas burners, self-cleaning 5.0 cubic ft. oven and cast iron full width satin finish grates.
- Whirlpool 24" stainless steel built-in dishwasher: stainless steel tub, fully integrated controls, in-door silverware basket, adjustable upper rack & sensor cycle.
- Convenient and ultra-quiet in-suite Energy Star® front load stacking Washer and Dryer vented to the exterior, with quick water shut off valve.

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THE BATHROOMS

- Convenient two-piece powder room on main living area.
- Eased edge polished quartz counter tops (*as per plan*).
- Modern square edge tub with sloping lumbar support and upgraded contemporary tiles reveal a luxe spa atmosphere.
- Chrome plumbing fixtures with undermount porcelain vessel sink.
- Porcelain comfort-height toilets.
- Matching Taymor hardware and accessories.
- Polished edge glass shower door and frame (*as per plan, in ensuite only where applicable*).
- Environmentally conscious Water Sense® fixtures, shower heads, and toilets.
- Safety and pressure-balancing mixing valves for tub and showers for well-being.



THE MECHANICS

- Forced-air high efficiency gas furnace with drip humidifier and a high efficiency hot water tank (electric).
- Roughed-in for security, VACUFLO system, and home networking (low voltage cabling to smart panel).
- Programmable thermostat and power HRV (heat recovery ventilator)
- Smart technology featuring integrated wiring to panel, one smart plug USB jack connections and TV / Telephone connections in principal areas.

