

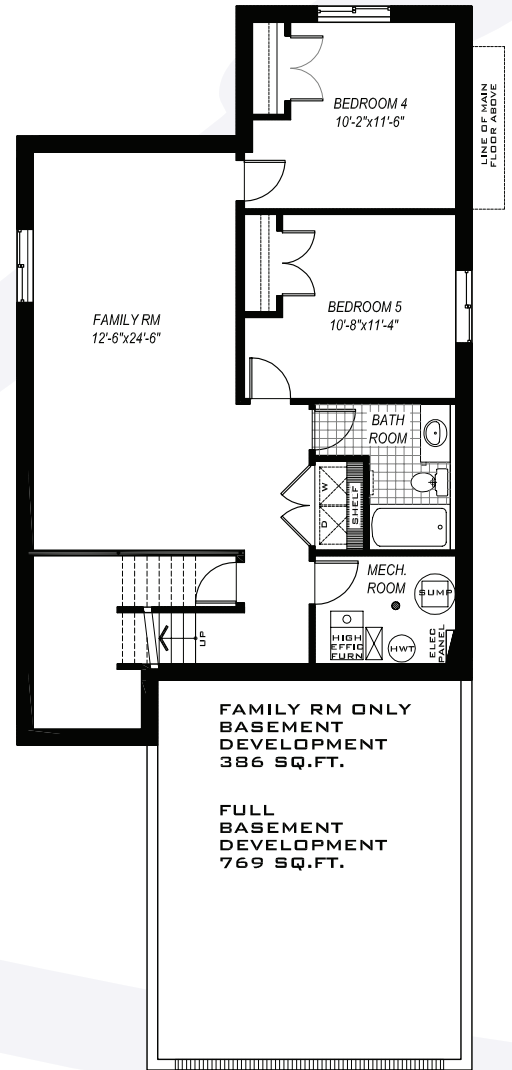
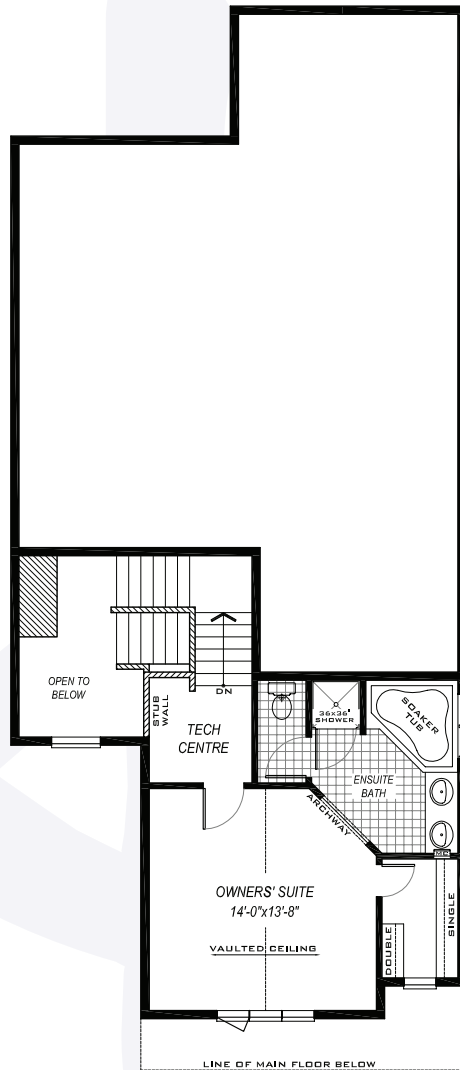
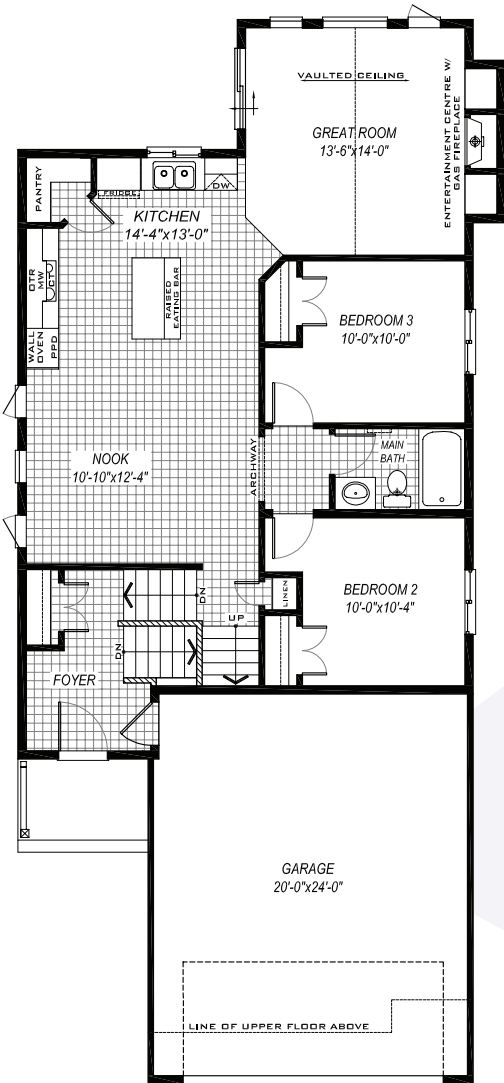
# THE ZETLAND

**BI-LEVEL**

- MAIN FLOOR**  
1,133 sq.ft.
- SECOND FLOOR**  
415 sq.ft.
- TOTAL LIVING SPACE**  
1,548 sq.ft.



## Optional Basement Development



# Focus Specifications

## Focus on Detail

- Dan-Rite Custom Woodwork Kitchen cabinets comes with 24" cabinet over fridge including cookie tray dividers and two pots and pan drawers.
- Full height ceramic tile kitchen backsplash
- Double stainless steel kitchen sink with Kohler "Forte" vibrant stainless single-control pullout faucet
- Oval mirrors over pedestal sinks
- Taymor "Infinity" satin nickel bath hardware
- Weiser "Galiano" satin nickel lever door hardware
- Medicine cabinet in either main or ensuite bath to match cabinets
- One row of ceramic tile around shower or tub/shower with Schluter trim. Minimum 16" border around soaker tubs.
- White Kohler-Sterling basins and pedestal sinks
- ☺ • White Kohler-Sterling 6L high efficiency toilets in all bathrooms.
- ☺ • Low flow Kohler "Forte" shower heads
- Kohler "Forte" brushed nickel bath fixtures
- 1 prime coat and 2 finished coats of paint in choice of 3 colours (including trim)
- 40 oz. BCF nylon carpet with 7 lb. chip foam underpad to all areas
- Builder's standard ceramic flooring
- Gas fireplace with one row of tile and entertainment centre cabinets to match kitchen cabinets
- Riverside Five Panel Equal Smooth interior doors – no bi-folds.
- Contemporary flat profile 4" baseboard and 2 ½" casings.
- Satin nickel Rubbermaid wire shelving
- Maintenance free vinyl siding, aluminum soffits, eaves and 8" fascia
- Rough-in for three piece bath in the basement
- 3 cable TV, and 3 CAT5E telephone outlets
- Decora designer switches and countertop plugs
- Basement floors and stairs painted

## Focus on Quality

- 8" thick foundation walls, reinforced with rebar
- Engineered floor joist system
- ☺ • 2" x 6" framing at 24" on centre
- 23/32" tongue and groove subfloor, glued and screwed
- 3/8" OSB roof sheathing
- ☺ • Perimeter frost wall full height steel stud framing with R-12 batt insulation
- ☺ • Expanded foam insulation to cantilevered areas, second floor joist ends and living space floors above garages
- 30 year asphalt shingles

## Focus on Comfort

- ☺ • 95% high efficiency furnace with a 10 year parts and 5 year labour warranty
- ☺ • Power vented high efficient natural gas fired 40 US gallon (50 US gallon with soaker tub where applicable) hot water heater
- ☺ • Programmable thermostat
- ☺ • Maintenance free vinyl double-glazed Low-E energy save windows
- ☺ • Smooth face Insulated fibreglass 6 panel exterior door
- ☺ • Raised panel steel insulated overhead garage door c/w ½ horse-power operator

## Focus on Convenience

- Over-the-Range microwave/hood fan
- ☺ • Energy Star 21 cu. ft. refrigerator
- Built in Wall Oven and Cook Top\*
- ☺ • Energy Star 5 level dishwasher
- ☺ • Energy Star Front Loading Washer
- Moisture Sensor Dryer
- Rough in security system
- Rough in central vacuum system
- Two non-freeze hose bibs
- Two exterior plugs on GFI

Specifications apply to all homes built after August 10, 2009. See your New Home Sales Consultant for further details about Kirkland Homes Ltd.'s Focus Specifications.

\*built in Wall Oven and Cook Top not available on the Argyll

☺ Eco-Friendly Features