



UPPER VISTA

THE LAKEVIEW RESIDENCES
ON DODDS LAKE



Redefining Lakeside Living

INNISFAIL, ALBERTA

EVERTRUST

DEVELOPMENT GROUP CANADA INC.

FEATURES & FINISHES

THE HOMES

- Beautifully appointed interiors by our interior design and decor team with a choice of timeless interior colour schemes
- Contemporary imported high gloss ceramic floor tile, with custom set full height kitchen backsplashes
- A choice of high-quality luxury wide plank flooring with acoustic underlay throughout main living area
- In-suite technology featuring integrated wiring, TV/Telephone connections in principal areas
- Convenient and ultra-quiet in-suite Front load stacking Washer and Dryer vented to the exterior, with quick water shut off valve, and an easy access lint trap (only as required)
- Brilliant lighting: stay illuminated with our hand-picked energy efficient contemporary light fixtures throughout
- Smooth panel doors with levered anti scuff and scratch door hardware throughout
- Modern sleek line profiled painted baseboards, door frames and casings.
- Closet shelving and storage shelving (as per plan)
- Complete security system rough-in for keypad and motion (rough-in only)
- Hardwired carbon monoxide and smoke detectors
- G.F.I. Protected electrical outlets in bathrooms
- Approximately 8 –9ft ceilings throughout, featuring energy saving high performance windows

THE DEVELOPMENT

- 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

THE BATHROOMS

- Eased edge polished Quartz countertops
- Modern square edge tubs with upgraded contemporary tiles to reveal a luxe spa atmosphere
- Vanity designed for maximum storage
- Chrome plumbing fixtures with porcelain undermount sink
- Porcelain comfort height toilets
- Contemporary bathroom hardware and accessories
- Environmentally conscious water fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers for well-being

ENERGY EFFICIENCY

- High efficiency furnace with Drip humidifier
- All duct work is professionally cleaned before possession
- 50 Gallon energy saver electric hot water tank
- R-50 loose fill attic insulation for ultimate comfort
- Spray foam insulation in all cold areas under living spaces
- Formaldehyde-free batt insulation & expanding insulation in between all windows and doors
- Industry leading party wall detailing

THE KITCHENS

- Contemporary kitchen cabinetry design
- Floor to ceiling ergonomic contemporary kitchen cabinetry; textured finishes, accented by soft close door and drawer hardware plus integrated storage
- Contemporary polished Quartz hard surface eased edge countertops
- Under-mount double bowl sink with industrial high arc single lever pull out faucet
- Contemporary full height tile kitchen backsplashes
- Contemporary full height door hardware as per selections
- For the chef; Fridge, Stove, Dishwasher and Hood Fan included.

THE GARAGE

- Rear detached double or single car garage (As per specific model if applicable)
- Attached garage (As per specific model)
- Concrete apron
- Flat panel passage door
- Insulated overhead garage door
- Two pot lights & one carriage light

The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not the same are minor shall be made by the Vendor's Architect. Vendor is not responsible for shade differences occurring from different dye lots or for variations including in colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly shown on renderings. Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC and structural requirements. Renderings are artist's concept. E.&O.E. May 2023.