



CARLYLE

2152 Sq.Ft. 2 Storey

Craftsman Style



Prairie Style



Somerset Homes



Somerset_Homes

Experience The SOMERSET Difference: Truth. Honesty. Dignity. Respect.



At Somerset Homes we believe when you buy a home you are also "buying" the builder. That means you should pay as much attention to choosing the right builder, as you do the right home. Structural integrity, energy efficiency, and a flawless interior are paramount in our building process. When you build with us, you are choosing a well-established, reputable builder who strives to build you a beautiful home without sacrificing quality of craftsmanship. Exceeding customer satisfaction is our top priority and we are proud to have earned the trust of many loyal clients who have referred their families, friends and co-workers to us.

As a professional new home builder, we stand behind our homes and offer a no hassle, timely after-sale service program. You are also safe-guarded by our 10 year Progressive New Home Warranty Program that provides protection for your investment for years to come.

ADMINISTRATION

- Home & Lot including GST
- All required permits
- Legal Fees if Builders lawyer used
- Real Property Report
- 10 year new home warranty
- If applicable, GST rebate to Builder

CONSTRUCTION

- Reinforced concrete foundation walls w/"Watchdog" waterproofing
- 2 x 6 exterior walls w/ R 20 batt insulation
- R 40 attic insulation
- 2 x 4 frost walls w/ R 12 batt insulation
- Engineered floor truss and roof truss system
- 30 year architectural shingles
- PVC windows w/ Low E or Sungate 600 glass and argon filled sealed units

EXTERIOR

- As per plan that meets with architectural controls
- Front verandas as per plan w/ composite decking and pre-finished aluminum railing & guards or pre-cast concrete steps as per plan w/ pre-finished aluminum railing & guards
- 2 exterior hose bibs & 2 exterior plugs
- Switched soffit plug
- Broom finish concrete sidewalks and/or driveways
- Homes without front attached garage include 20' x 20' gravel parking pad in rear
- Sod laid up to front of house/garage w/ black dirt spread throughout rest of yard

INTERIOR

- Rounded or chamfered drywall corners
- One primer & two finish coats of paint which includes up to 3 colours
- 2 1/2" MDF casing & 5" MDF base
- Choice of 10 interior door styles
- Wire shelving in closets and pantry
- Taymor "Provence" style lever hardware
- Central vac roughed-in w/vac pan in kitchen
- Generous allowances given for floor covering, wall tile, cabinets & countertops, appliances, lighting, and window coverings. Allowances include GST

PLUMBING/HEATING/ELECTRICAL

- Plumbing as per plan which includes RI for future water softener, RI of in-slab heating lines in basement & 3 piece RI for future basement bath.
- Floor drain in attached garage
- Shut off valves at all sinks & toilets
- Gas lines run to furnace, HWT heater, future rear deck, and fireplace if applicable
- Moen & Kohler plumbing package
- Premier 50 gal high efficiency 76,000 BTU power vent HWT heater
- Decora switches, plugs and cover plates
- Cable and phone outlets in kitchen and all bedrooms
- High efficiency 2 stage furnace w/ programmable thermostat & humidifier

DISCLAIMER: Somerset Homes reserves the right to make modifications and/or substitutions to building designs & specifications without notice should they become necessary. Some features & options may not be available in some homes, which is dependent upon the design. All elevations, floor plans, room sizes, and square footage are based on conceptual design drawings and may vary.