



IVY CUSTOM
Homes

Our Home

Specifications

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 ivycustomhomes.ca

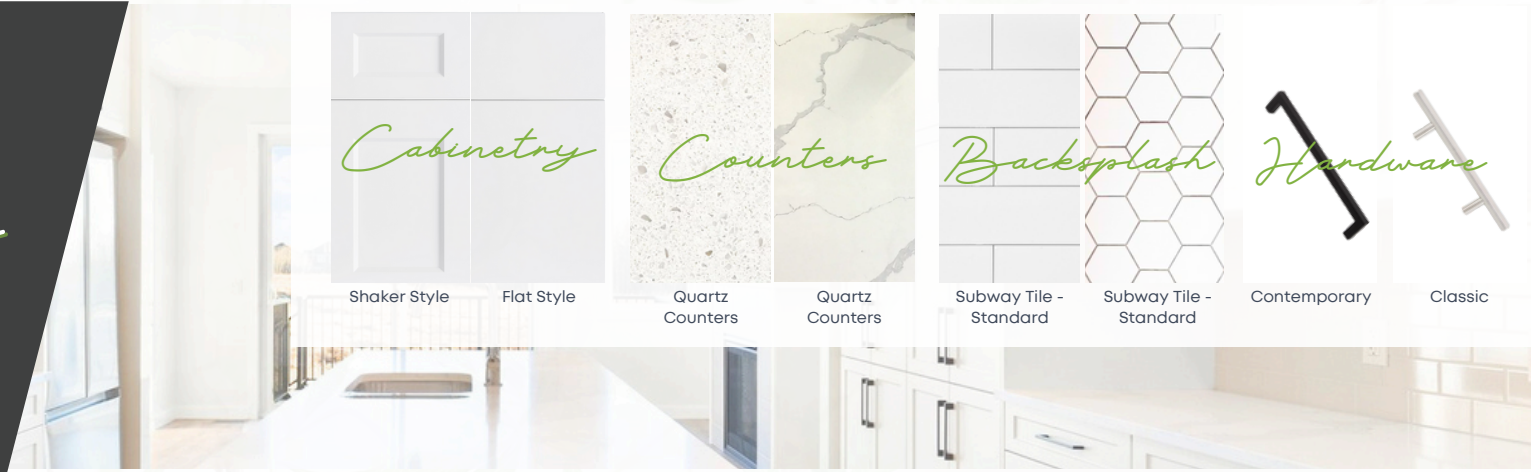
Our Home *Specifications*



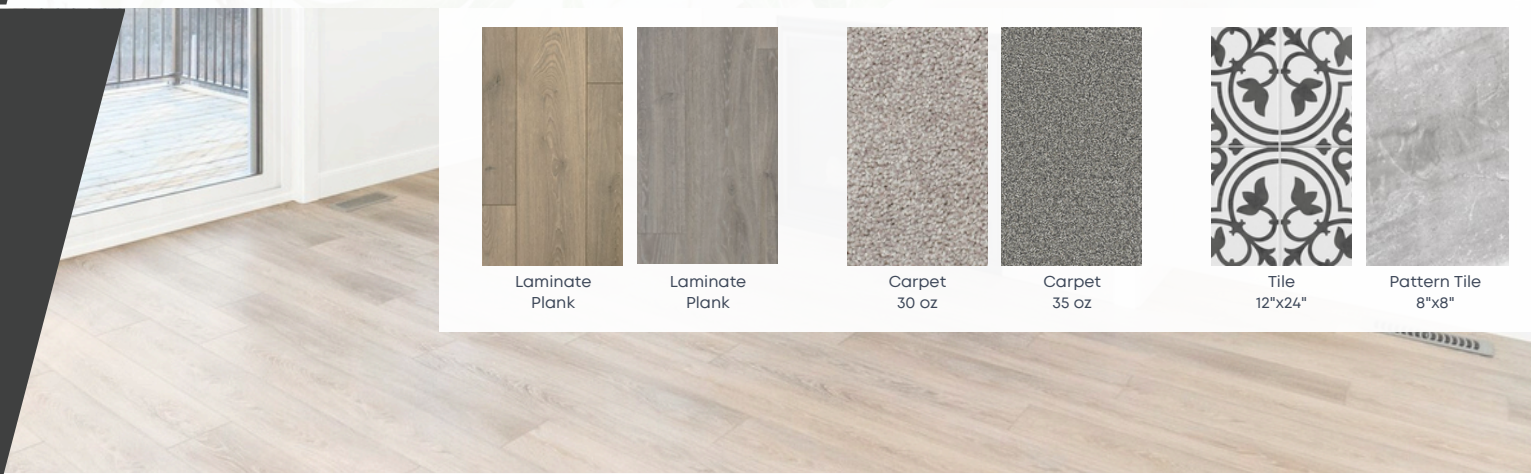
Our Essentials Package



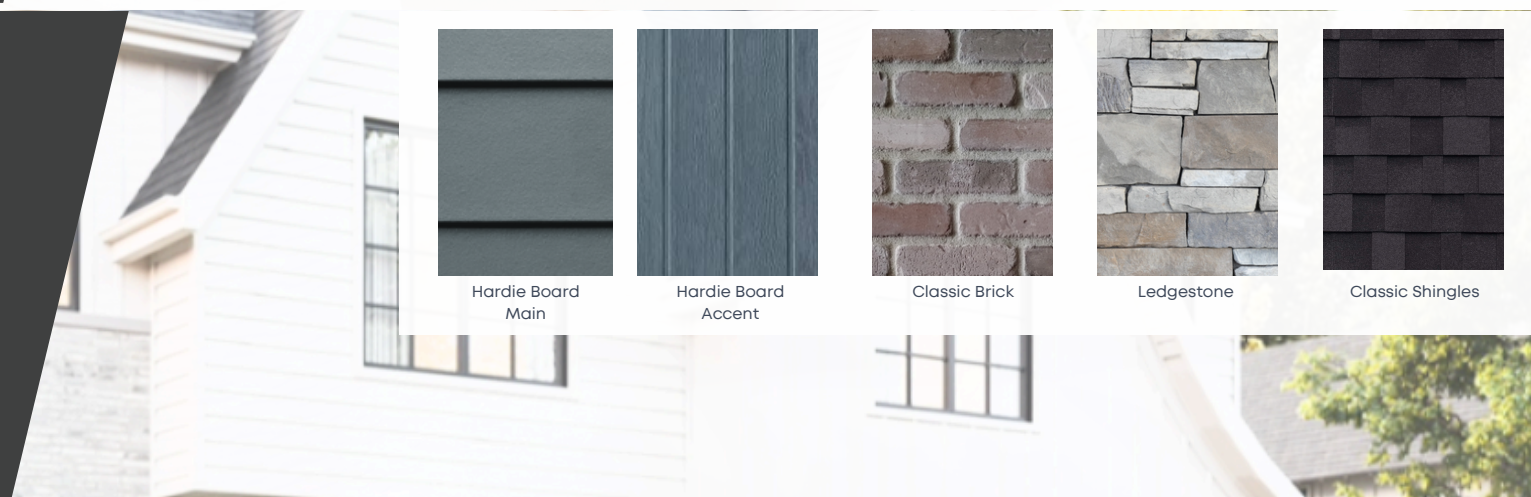
Kitchen & Bathrooms



Flooring



Exterior



*Various color options available



Superior Construction

- R-20 wall insulation and R-40 in ceilings
- R-28 insulation in all cantilevers
- Thermostat with summer fan switch
- 91% High efficiency furnace
- 50 Gallon natural gas hot water tank
- Insulated basement walls with vapor barrier
- 10 year structural warranty under Progressive Home Warranty
- 3-5 vinyl slider windows in basement as per plan

Maintenance-free Exteriors

- Pre-finished aluminum, soffits, fascia and eaves troughing
- Thermatech insulated overhead garage door
- Asphalt shingles with 25 year warranty
- Thermatech insulated entrance door with deadbolt locks
- Low-E windows, double pane windows
- Concrete Poured driveway and sidewalk to front door- either aggregate or broom finish depending on architectural controls
- Christmas light soffit plug with separate switch

Custom Kitchen

- Full height flat panel or shaker cabinets
- Quartz or granite counter tops
- Full height tile backsplash
- Stainless steel double sink
- Single lever faucets
- Stainless steel appliances as per plan

Interior Finish

- 9 feet ceiling on all levels
- Knock down texturing ceilings
- 38-ounce carpet with 7lb underlay
- White melamine and MDF shelving in closets and pantry
- Decora light switches
- Baseboards 3 1/4"
- Door and window casings 2 1/2" in MDF
- Iron spindle railing as per plan
- Wide range of latex paint throughout the house
- 10 phone and/or cable outlets
- Ceramic tiles on kitchen backsplash
- Vinyl plank flooring as per plan
- Gas fireplace as per plan
- Subfloor glued, nailed and screwed to joists

Exquisite Bathrooms

- Full width mirrors over vanities
- Single lever faucets
- Quartz or granite countertops
- Bathroom tub as per plan
- One piece fibre glass shower stalls with one row tile trim in main bathroom
- Full tile shower in primary ensuite
- In floor heat in primary ensuite



Foundation Footings & Walls

- Concrete @ 20 MPA or as per grade slip or engineer's recommendations
- Wall height 9 foot main floor, 9 ft in basement.
- Water proofing Foundation spray coating
- Parging at exposed concrete foundation areas
- Weeping tile as required by grade slip
- Soil test Upon Request

Flat Work

- Basement floor 3" concrete slab, 6" of gravel
- Garage floor 3" concrete slab, 4" gravel base, rebar @ 24" O/C per SF
- Sidewalks concrete
- Front step as per plan and architectural

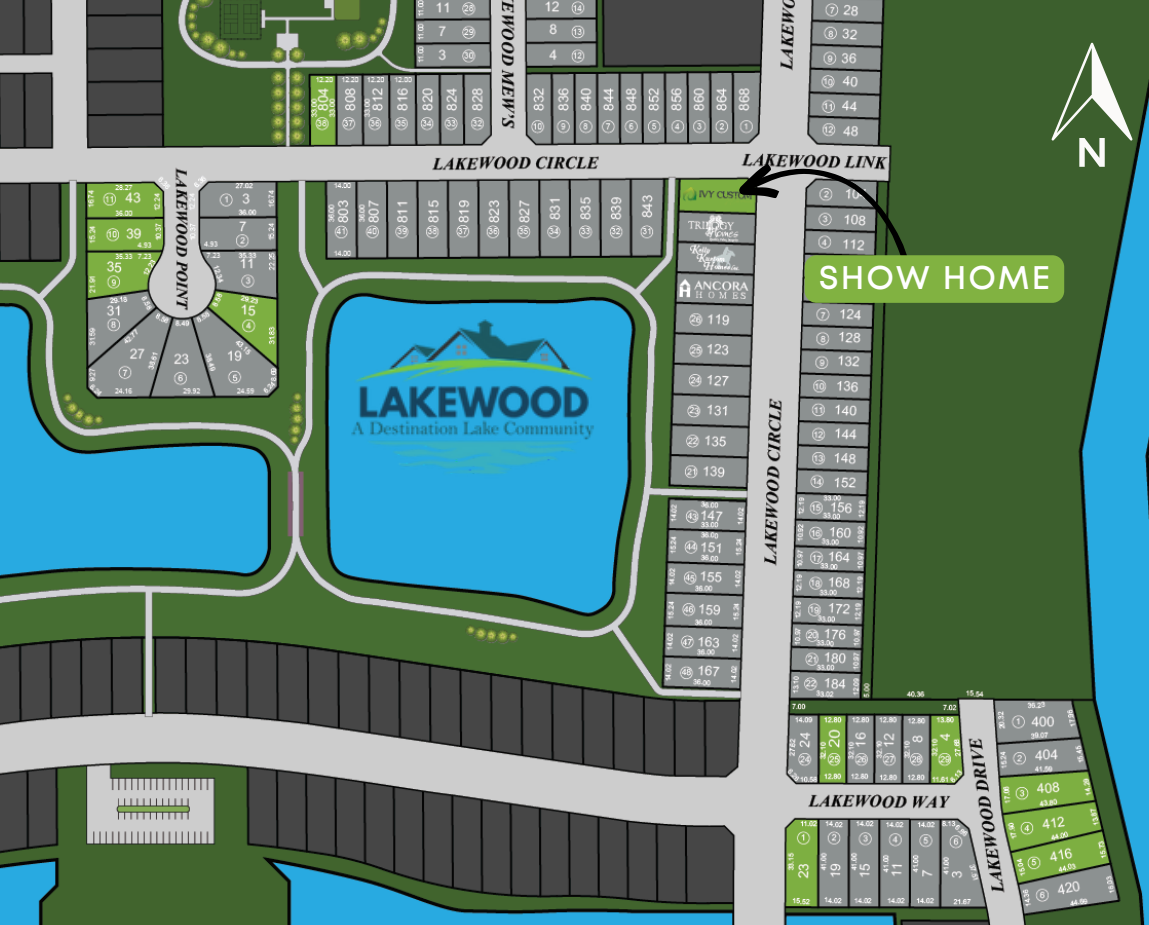
Framing Material

- Floors joists / beams Engineered Floor Joist System (layout as per plan & Engineered design)
- sheathing 23/32" T&G nailed and screwed and glued.
- Plywood on main floor
- Roof Trusses Engineered and approved as per Alberta Building Code sheathing 3/8" O.S.B., with "H" clips

Grading

Lot to be graded, as per the developers plot plan. Top soil (original soil removed from property, placed and spread If required, window wells will be installed c/w weeping tile and filled with gravel.





Lakewood of Strathmore

- Block 2, Lot 25 44x106 Rear Detached
- Block 2, Lot 29 46x106 Rear Detached
- Block 4, Lot 38 40x108 Walk Out onto Park
- Block 5, Lot 4 50x137 BEST LOT
- Block 5, Lot 9 64x116 BEST LOT
- Block 5, Lot 10 50x118 BEST LOT
- Block 5, Lot 11 54x118 BEST LOT
- Block 6, Lot 3 56x143 Underdrive Garage BEST VIEW
- Block 6, Lot 4 58x144 Underdrive Garage BEST VIEW
- Block 6, Lot 5 50x144 Underdrive Garage BEST VIEW
- Block 7, Lot 1 50x134.5 LAKEFRONT LOT - CANAL WALKOUT

SHOW HOME OPENING 2024

Ivy Custom Homes Floor Plans

MODEL NAME	STYLE	SIZE	STARTING PRICE
ZOE	LOFTED BUNGALOW	1900 SQ FT	\$ 775,900
STELLA	BUNGALOW	1500 SQ FT	\$ 649,900
SCOUTT	BUNGALOW	1300 SQ FT	\$ 624,900
DEXTER	BUNGALOW	1300 SQ FT	
GRACE	SEMI-DETACHED	1550 SQ FT	\$ 599,900
HADLEY	SEMI-DETACHED	1350 SQ FT	\$ 549,900
SOPHIA	TWO STOREY	2200 SQ FT	\$ 699,900

- PRICE INCLUDES HOUSE, LOT AND GST
- BASEMENT DEVELOPMENT NOT INCL BUT CAN BE ADDED
- PRICE WILL VARY DEPENDING ON LOT AND UPGRADES SELECTED

	STYLE	BLOCK	LOT	SIZE	TYPE	LIST PRICE	DISCOUNT	RANA TRADING DISCOUNTED PRICING	5% DEPOSIT AT SIGNING	5% DEPOSIT JUNE 1, 2023	10% DEPOSIT SEPTEMBER 30, 2023	BALANCE TO CLOSE FEB 25, 2025
ZOE	LOFTED BUNGALOW	2	29	46 x 106	Rear Land Detached Garage	\$ 151,900.00	\$ 7,500.00	\$ 144,400.00	\$ 7,220.00	\$ 7,220.00	\$ 14,440.00	\$ 115,520.00
STELLA	BUNGALOW	5	9	64 x 116	Best lot - Cul de Sac	\$ 216,900.00	\$ 10,000.00	\$ 206,900.00	\$ 10,345.00	\$ 10,345.00	\$ 20,690.00	\$ 165,520.00
SCOUTT	BUNGALOW	5	10	50 x 118	Best lot - Cul de Sac	\$ 209,900.00	\$ 10,000.00	\$ 199,900.00	\$ 9,995.00	\$ 9,995.00	\$ 19,990.00	\$ 159,920.00
GRACE	SEMI-DETACHED	5	11	54 x 118	Best lot - Cul de Sac	\$ 203,900.00	\$ 10,000.00	\$ 193,900.00	\$ 9,695.00	\$ 9,695.00	\$ 19,390.00	\$ 155,120.00
HADLEY	SEMI-DETACHED	6	3	56 x 143	Best View - Underdrive Garage	\$ 203,900.00	\$ 10,000.00	\$ 193,900.00	\$ 9,695.00	\$ 9,695.00	\$ 19,390.00	\$ 155,120.00
DEXTER												
SOPHIA	TWO STOREY	2	25	44 x 106	Rear Land Detached Garage	\$ 146,900.00	\$ 7,500.00	\$ 139,400.00	\$ 6,970.00	\$ 6,970.00	\$ 13,940.00	\$ 111,520.00
TOTAL			11			\$ 1,919,700.00	\$ 98,000.00	\$ 1,821,700.00	\$ 91,085.00	\$ 91,085.00	\$ 182,170.00	\$ 1,457,360.00
MUNICIPAL ADDRESS	PHASE	BLOCK	LOT	SIZE	TYPE	LIST PRICE	DISCOUNT	RANA TRADING DISCOUNTED PRICING	5% DEPOSIT AT SIGNING	5% DEPOSIT JUNE 1, 2023	10% DEPOSIT SEPTEMBER 30, 2023	BALANCE TO CLOSE FEB 25, 2025
SHOW HOME 103 Lakewood Circle	PHASE ONE	3	30	51 x 118	Best Showhome Lot	\$ 169,000.00	\$ 15,000.00	\$ 154,000.00				\$ 154,000.00
TOTAL			1			\$ 169,000.00	\$ 15,000.00	\$ 154,000.00	\$ -	\$ -	\$ -	\$ 154,000.00
GRAND TOTAL			12			\$ 2,088,700.00	\$ 113,000.00	\$ 1,975,700.00	\$ 91,085.00	\$ 91,085.00	\$ 182,170.00	\$ 1,611,360.00



Reach Out!

The Avenues to Acreages team comprises award-winning realtors, each bringing unique skill sets to the table.

Reach out to us today to discover how you can make one of Ivy Custom Homes' amazing designs the perfect fit for your family.



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