

24'

# THE HEMSWORTH

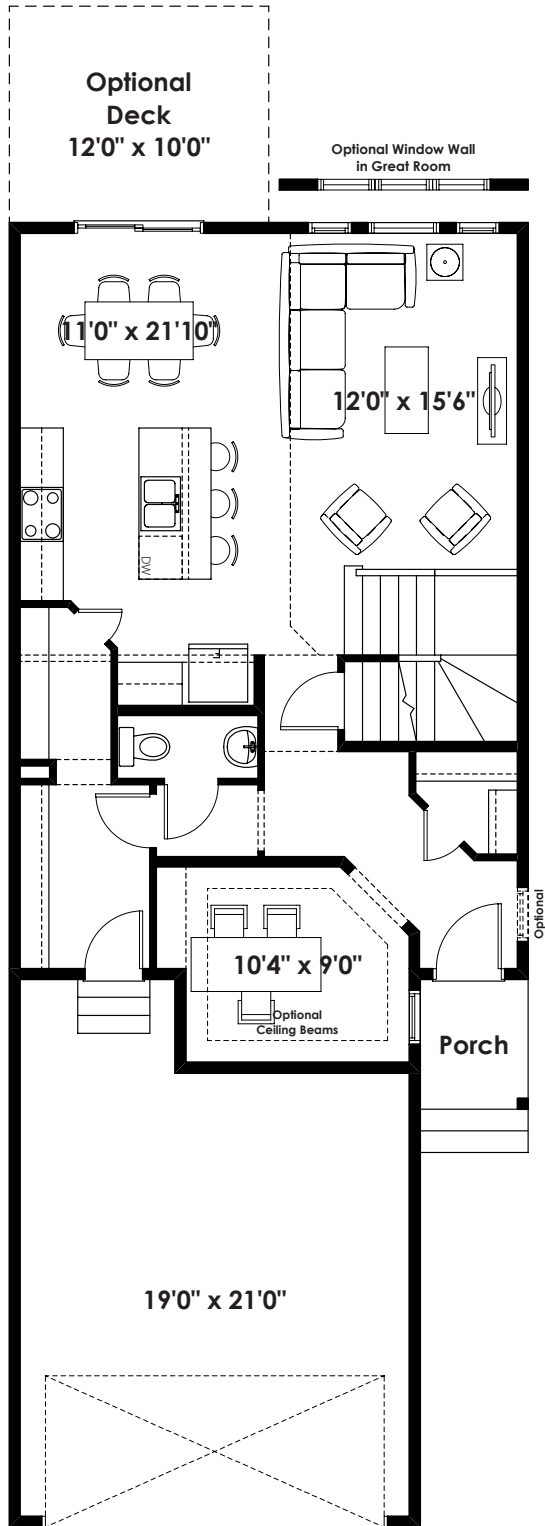
2,004+ SQ FT | 3 BED | 2.5 BATH



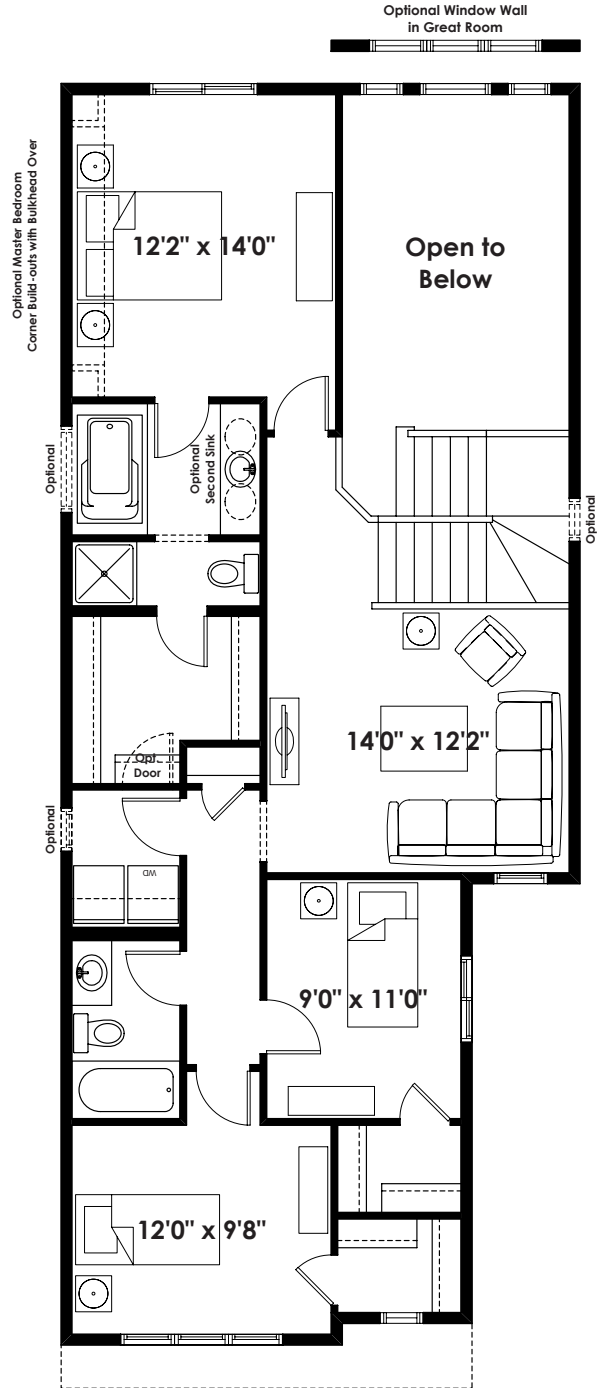
BETTER VALUE BY DESIGN  
SINCE 1978 | HOMESBYAVI.COM

Homes by **AVI**

# BASE FLOOR PLAN

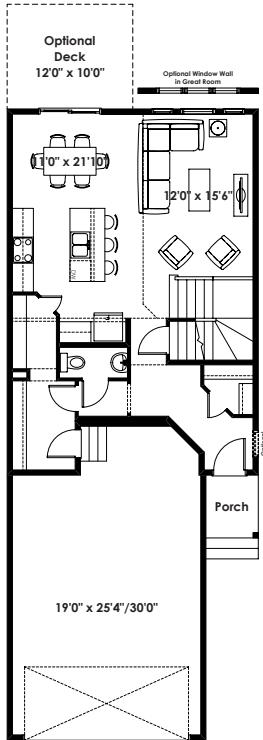


**MAIN**  
889 SQ FT

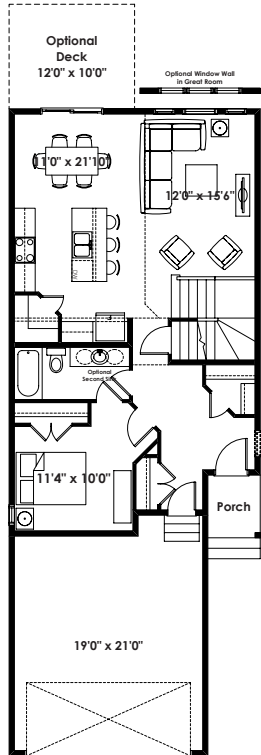


**UPPER**  
1,115 SQ FT

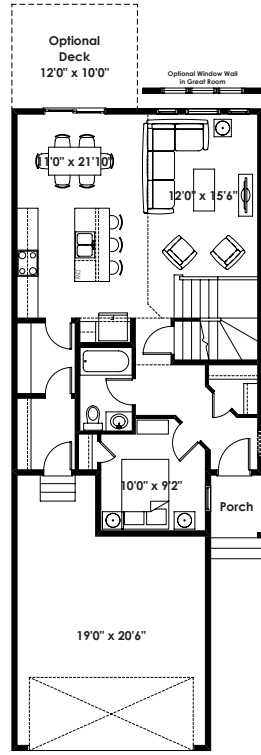
# FLOOR PLAN OPTIONS



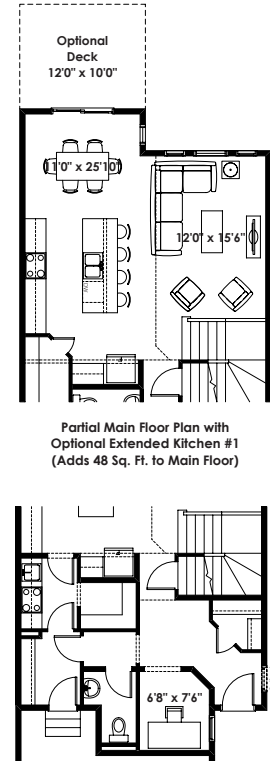
**Main Floor Plan with Optional Extended Garage for Hemsworth Base Elevation**  
(Deletes 98 Sq. Ft. from Main Floor; Deletes Flex Room)



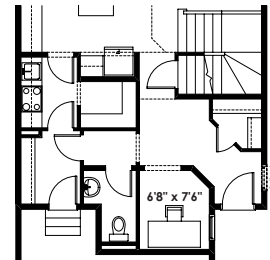
**Main Floor Plan with Optional Main Floor Bedroom & 3 Piece Ensuite for Hemsworth - Base Elevation**  
(Adds 49 Sq. Ft. to Main Floor; Adds 1'-6" to Garage Length)



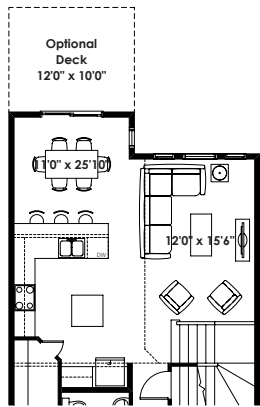
**Main Floor Plan with Optional Alternate Main Floor Bedroom & 3 Piece Bathroom for Hemsworth - Base Elevation**  
(Adds 15 Sq. Ft. to Main Floor; Adds 1'-0" to Garage Length)



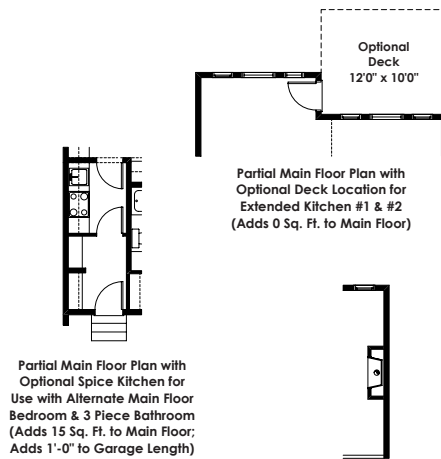
**Partial Main Floor Plan with Optional Extended Kitchen #1**  
(Adds 48 Sq. Ft. to Main Floor)



**Partial Main Floor Plan with Optional Spice Kitchen**  
(Adds 0 Sq. Ft. to Main Floor)

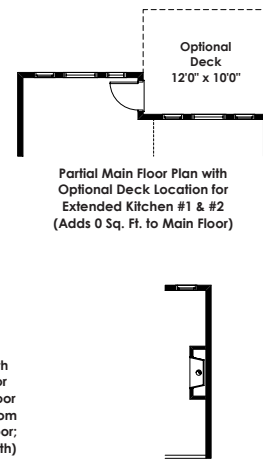


**Partial Main Floor Plan with Optional Extended Kitchen #2**  
(Adds 48 Sq. Ft. to Main Floor)

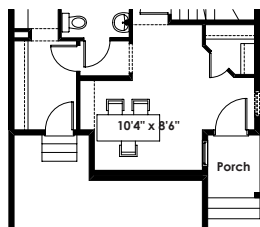


**Partial Main Floor Plan with Optional Spice Kitchen for Use with Alternate Main Floor Bedroom & 3 Piece Bathroom**  
(Adds 15 Sq. Ft. to Main Floor; Adds 1'-0" to Garage Length)

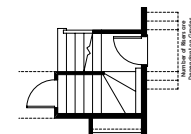
NOTE: THIS OPTION NOT AVAILABLE IF OPTIONAL EXTENDED KITCHEN #1 OR #2 ARE SELECTED



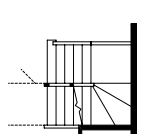
**Partial Main Floor Plan with Optional Interior Fireplace**  
(Adds 0 Sq.Ft. to Main Floor)



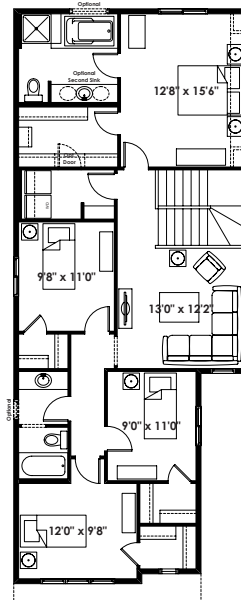
**Partial Main Floor Plan with Optional Open Flex Room**  
(Adds 0 Sq. Ft. to Main Floor)



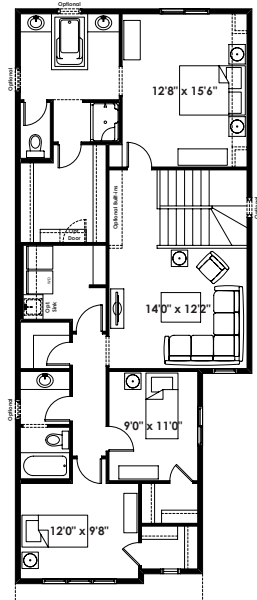
**Partial Main Floor Plan with Optional Side Entry**  
(Adds 0 Sq. Ft. to Main Floor; Lot & Bylaw Permitting)  
NOTE: BASEMENT STAIR UNFINISHED



**Partial Main Floor Plan with Optional Finished Stair to Basement c/w Center Wall Opening**  
(Adds 0 Sq. Ft. to Main Floor)



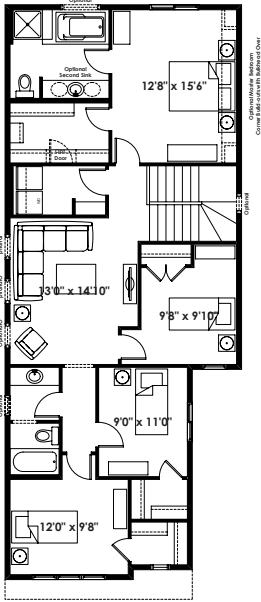
**Second Floor Plan with 4 Bedrooms & Upgraded Ensuite for Hemsworth Base Elevation**  
(Adds 169 Sq. Ft. to Second Floor)



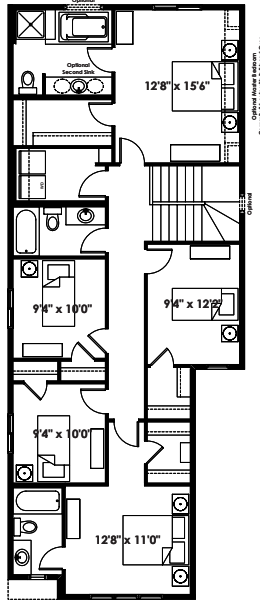
**Second Floor Plan with Upgraded Ensuite, Laundry Room, Linen Closet and Main Bath for Hemsworth Base Elevation**  
(Adds 169 Sq. Ft. to Second Floor)

ADDITIONAL OPTIONS

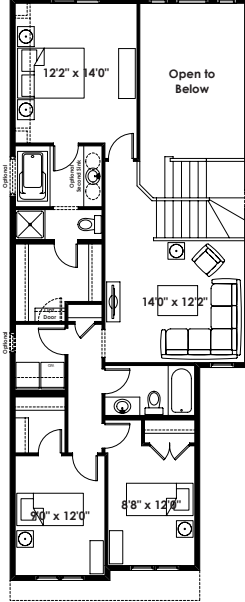
# FLOOR PLAN OPTIONS



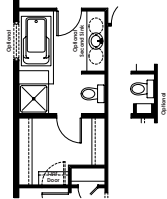
Alternate Second Floor Plan with 4 Bedrooms & Upgraded Ensuite for Hemsworth Base Elevation (Adds 169 Sq. Ft. to Second Floor)



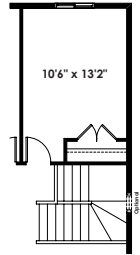
Second Floor Plan with 5 Bedrooms for Hemsworth Base Elevation (Adds 203 Sq. Ft. to Second Floor)



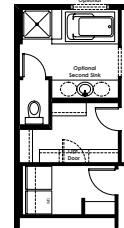
Optional Second Floor Plan with Two Bedrooms Over Garage for Hemsworth Base Elevation (Removes 3 Sq. Ft. from Second Floor)



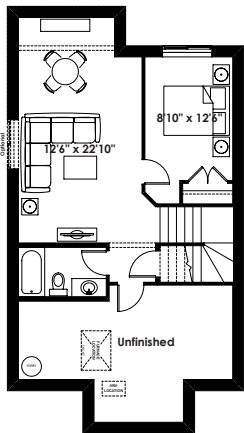
Partial Second Floor Plan with Optional Glass Wall Shower (Adds 0 Sq. Ft. to Second Floor)



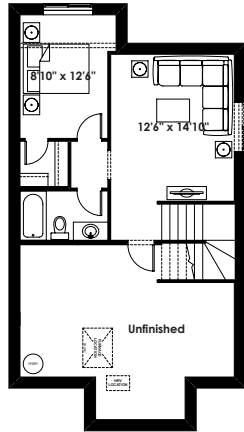
Partial Second Floor Plan with Optional Fourth Bedroom



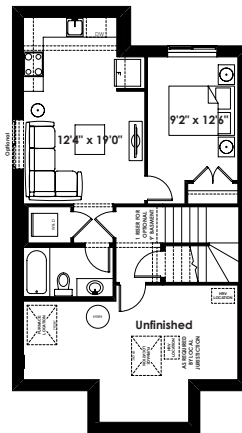
Partial Second Floor Plan with Separate Toilet Room for use with 4 Bedrooms & Upgraded Ensuite (Adds 169 Sq. Ft. to Second Floor)



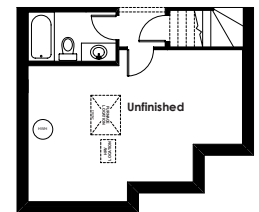
Optional Basement Room Layout with Extended Kitchen Options 532 Sq. Ft. (Finished Area)



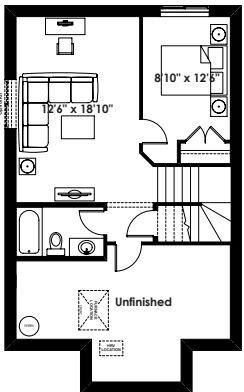
Optional Basement Suite Layout for Extended Kitchen Options with Optional Deck Location 459 Sq. Ft. (Finished Area)



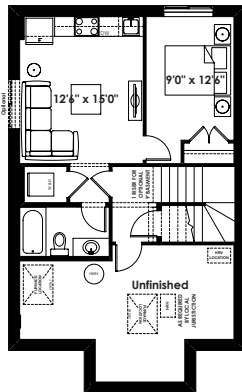
Optional Basement Suite Layout with Extended Kitchen Options 532 Sq. Ft. (Finished Area)



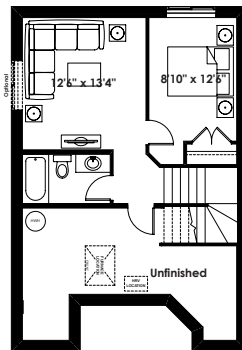
Partial Basement layout of Optional Basement Room Layout with Optional Main Floor Bedroom (Adds 0 Sq. Ft. to Basement Development)



Optional Basement Room Layout 489 Sq. Ft. (Finished Area)



Optional Basement Suite Layout 489 Sq. Ft. (Finished Area)



Optional Basement Room Layout with Optional Extended Garage 416 Sq. Ft. (Finished Area)

Prices are subject to change without notice. Actual floor plan, elevation, and square footage may not be exactly as shown. Square footage is measured to Alberta Building Code (ABC) regulations. Builder reserves the right to make changes without notice. E&OE.