

24'

New
FEATURED
FLOOR PLAN

THE BRYSON

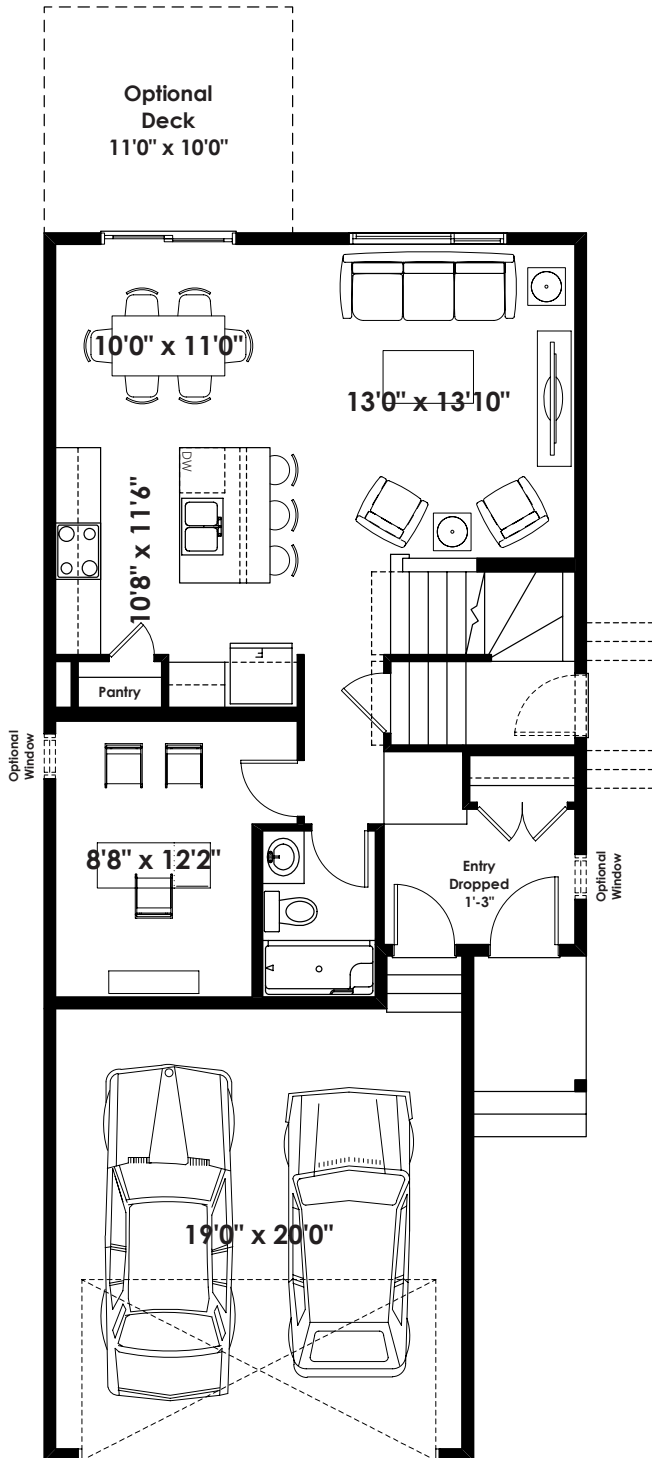
1,812+ SQ FT | 3 BED | 2.5 BATH



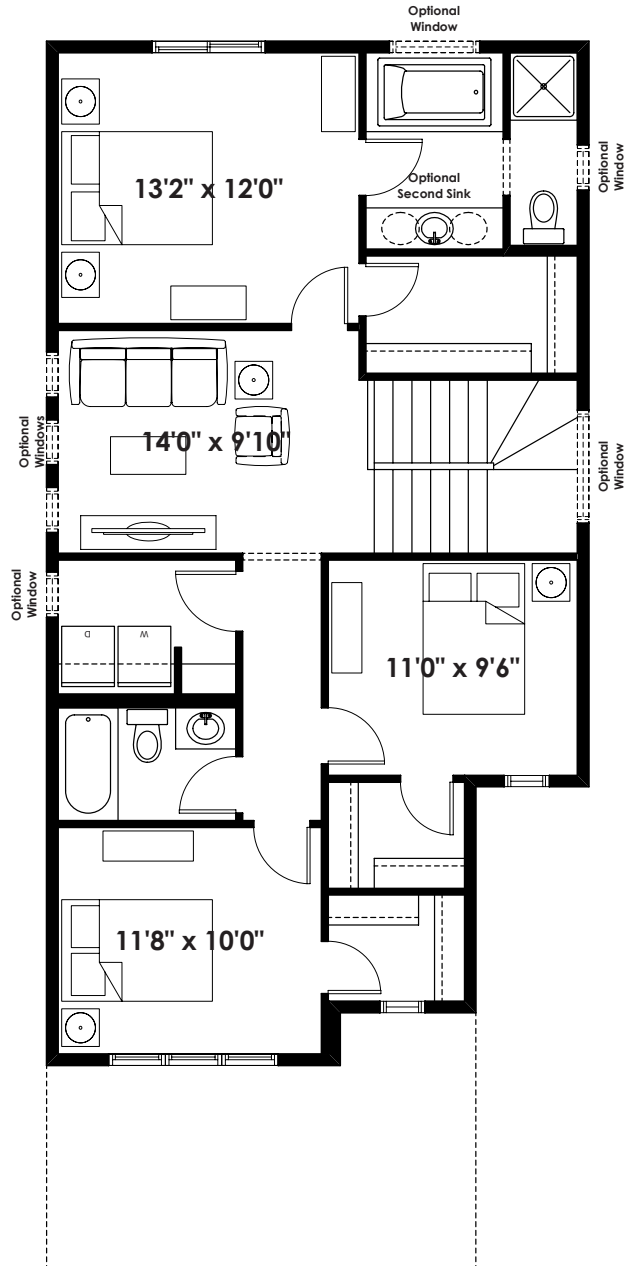
BETTER VALUE BY DESIGN
SINCE 1978 | HOMESBYAVI.COM

Homes by **AVI**

BASE FLOOR PLAN

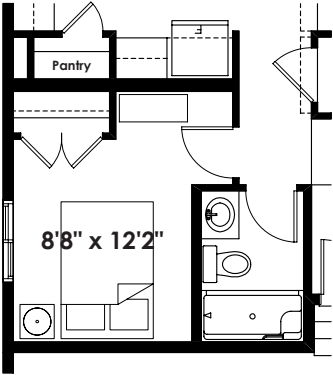


MAIN
803 SQ FT

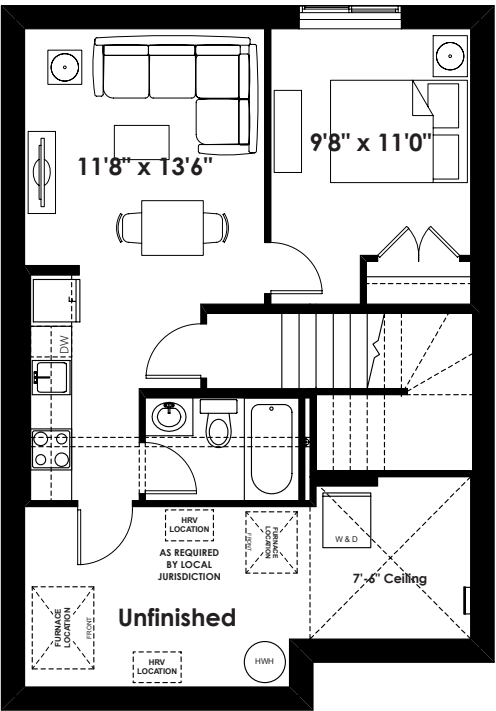


UPPER
1,009 SQ FT

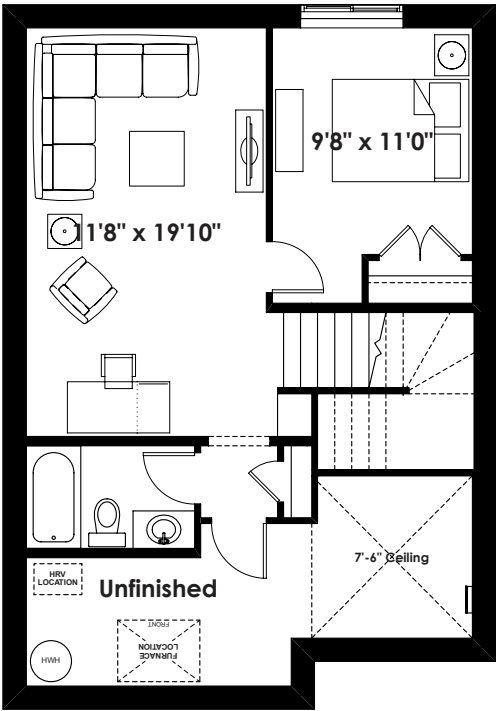
FLOOR PLAN OPTIONS



Partial Main Floor Plan with
Optional Bedroom
(Adds 0 Sq.Ft. to Main Floor)



Optional Basement Suite Layout
457 Sq. Ft. (Finished Area;
Includes 9' Foundation Walls)




Optional Basement Room Layout
491 Sq. Ft. (Finished Area;
Includes 9' Foundation Walls)

SPECIFICATIONS

EXTERIOR

- IKO asphalt shingles – Limited Lifetime Warranty
- Two hose bibbs with interior shut off valves
- Poured front walkway
- Damp proofing spray membrane
- Two exterior GFI circuit outlets
-  Insulated fiberglass front door

INTERIOR

- 9' main floor ceiling
- Hardwired smoke and carbon monoxide detector
- Cut pile carpet with 8lb chip foam underlay
- LED lighting throughout the home's interior
- Baseboard and casing – painted flat profile
- Two panel smooth finished interior doors – with three hinges
-  Low VOC paints and adhesives
- 3-piece rough-in plumbing in the basement
- LVP (Luxury Vinyl Plank) to the main floor
- California knock down ceiling texture
- 5' x 2' basement double panel vinyl slider windows







BATHROOM

- Pressure balance valve on all shower and tub taps
- Vanity mirrors full length of vanity tap
- Laminate vanity counter top
- LVT (Luxury Vinyl Tile) in ensuite and main bath
- Soft close cabinet doors & drawers (bathroom and kitchen)

KITCHEN

- Appliance allowance
- Flat panel cabinetry with matching toe kicks
- 36" high upper kitchen cabinets
- Cabinet over fridge 24" depth
- Full height ceramic tile kitchen back splash
- Single lever faucet with pullout spray
- 3cm quartz countertops in kitchen

COMFORT AND EFFICIENCY

-  Triple pane low-E argon filled windows
-  HRV (Heat Recovery Ventilation) system
 - 5' x 2' basement vinyl slider window
-  High efficiency furnace
 - 50 gallon electric hot water tank
-  Programmable thermostat
-  Formaldehyde free R-40 blown in attic insulation
-  R-12 insulation from floor to ceiling in basement (excluding party walls)

PEACE OF MIND

- Alberta New Home Warranty member
 - 1 year workmanship and materials
 - 2 year delivery and distribution systems
 - 5 year building envelope coverage
 - 10 year structural coverage
- Independent third party inspection
- Innovative 6-stage construction quality program

ACKNOWLEDGMENTS

- Certified Master Builder in Alberta since 1978
 - Alberta Builder of the Year – Single Family
 - Edmonton Builder of the Year – Single Family, Large Volume
 - Canada Design Excellence Award
 - Homeowner Builder of Choice – Single Family
- Visit us online for the complete list of Homes by Avi Awards and Acknowledgments*

AVI EXTRAS

- Avi Definitions Selection Centre provides our home buyers with numerous choices in cabinets, flooring, finishings, and more
- Choose from hundreds of style options, from modern to traditional design
- In-house customer relations liaison
- Legal Fees included*
- Virtuo home concierge