

# Front Drive 121



35 Birch Glen, Okotoks, AB  
3 Bedrooms | 2.5 Bathrooms

Main Floor 1,144 sq ft  
Upper Floor 1,308 sq ft  
**Total 2,452 sq ft**



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## Anthem Home Standards

### A Solid Foundation

- Poured and reinforced concrete foundations.
- Air-gap membrane on all exterior foundation walls.
- Weeping tile system is included with every home and connected to the storm sewer or sump.
- All basement slabs are sealed for Radon and have a smooth trowel finish.
- All homes come with broom finished precast concrete steps and exposed aggregate risers with aluminum railing.
- Conventional wood framed homes.
- Engineered floor and roof truss system, including premium grade subfloor.
- Wood deck nailer is standard on all homes. Rear deck or landing, as per plan.

### Exterior Finishes

- Low maintenance, 30 year architectural asphalt shingles, with ice and water shields.
- Vinyl siding on all homes.
- 8" prefinished aluminum soffit and fascia.
- 5" prefinished aluminum eavestrough.
- Exterior stone available in a variety of colours and completed based on architectural guidelines, as per plan.
- Tyvek brand house wrap applied over all exterior sheathing.
- Triple pane low-E argon filled windows above grade on home.\* Basement windows are dual pane with low-E glass.
- All windows are white PVC with white vinyl on interior window jams.
- Oversized 8' tall, insulated fiberglass front door are standard across all Anthem homes. All other exterior doors, including home to garage, are standard insulated fiberglass.
- An oversized 8' tall, insulated garage door. This includes a 1/2 HP opener with smartphone connected wifi operator and two remotes.
- Grading completed seasonally, as per plot plan.

### In the Walls

- Front drive homes include a 50 gallon gas water tank.
- Shut-off valves under all sinks and water closets.
- A lawn service provided at front and rear of home, with shut-off valves located in the mechanical area in basement, as per plan.
- Laundry rooms include an emergency floor drain.
- Each home will include a 96% High-efficient gas furnace - dual-stage with variable speeds. The size of the furnace is determined by a professional based on the square footage of each home.
- A drip style humidifier with shut off valve.
- An integrated HRV system throughout the home with dedicated pick up locations in each bathroom with timers for easy use.
- Smart phone compatible thermostat connects to the furnace and HRV providing relative humidity control throughout the home.
- Recessed dryer box in laundry room.
- Homes have professionally cleaned furnace and ductwork prior to possession.
- All switches and plugs will be Decora type throughout.
- Smoke and CO detectors are located throughout the home, as per plan.
- GFI outlets are provided in all bathrooms and kitchen area as per plan.
- GFI protected exterior outlets, provided at the front and rear of the home.
- R-50 blown insulation is all attic space is standard in Anthem Homes.

### Interior Finishes

- Interior walls are finished with three coats of paint.
- Ceilings are finished with a knockdown texture.
- Luxury vinyl plank throughout main floor with luxury vinyl tile in second floor bathrooms and laundry room.
- Carpet will be used on finished stairs and upstairs with 8lb underlay.
- LED light bulbs throughout the home.
- Countertops include quartz or granite in a variety of designer selected finishes.
- Finished selections for this home can be provided through an appointment with an Anthem sales representative.

\*not included in decorative glass accents