

Laned 110



18 Sage Way, Okotoks, AB
3 Bedrooms | 2.5 Bathrooms

Main Floor	900 sq ft
Upper Floor	914 sq ft
Total	1,814 sq ft



The developer reserves the right to make changes and modifications to the information contained herein. Floorplans and floorplates are subject to change without notice. Please contact a developer sales representative for details. E.&O.E.

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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.
- 20' x 22' gravel pad included with all laned homes.
- 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 fibreglass.
- Grading completed seasonally, as per plot plan.

In the Walls

- Laned homes have an 80 gallon electric 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 in 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