

# Laned 140



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

Main Floor 818 sq ft  
Upper Floor 840 sq ft  
**Total 1,658 sq ft**



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**60 Birch Glen, Okotoks, AB**  
**3 Bedrooms | 2.5 Bathrooms**

Main Floor	818 sq ft
Upper Floor	840 sq ft
<b>Total</b>	<b>1,658 sq ft</b>

## 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
- Engineered floor and roof truss system, including premium grade subfloor

## Exterior Finishes

- Low maintenance, 30 year architectural asphalt shingles
- 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
- **Anthem maximizes window coverage on every home to provide your home with natural light. Windows are also triple pane low-E argon filled windows above grade\***
- All windows are PVC with 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**
- Grading completed seasonally, as per plot plan

## In the Walls

- Laned homes include a 80-gallon electric 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
- **Every home includes a 96% High-efficient gas furnace with dual-stage with variable speeds. It also has an integrated HRV system with dedicated pick up locations in each bathroom with timers for easy use**
- Recessed dryer box in laundry room
- Homes have professionally cleaned furnace and ductwork prior to possession
- All switches 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
- Electrical pedestal with one receptacle located by the parking pad
- R-50 blown insulation in all attic space is standard in Anthem homes†

## Interior Finishes

- Interior walls are finished with three coats of paint
- Stainless steel appliances and a waterline to your fridge come standard in all homes
- Ceilings are finished with a knockdown texture
- Carpet will be used on finished stairs and upstairs with 8lb underlay
- **Kitchen and bathroom countertops are all quartz in your Anthem home**

\*not included in decorative glass accents, sliding doors and basement windows.

†vaulted ceilings include R-40 fiberglass batt insulation.