

Front Drive 111



8726 128 Avenue, Grande Prairie, AB
3 Bedrooms | 2.5 Bathrooms

Main Floor	1,028 sq ft
Upper Floor	1,229 sq ft
Total	2,257 sq ft



Learn more about this home

780.666.9908 or homesales@anthemproperties.com

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Anthem Home Standards

Grande Prairie Specification

Foundation / Basement

- Footing and Foundation Wall Concrete: 32 MPA, Type 50
- Basement Slab Concrete: 25 MPA, Type 10
- Garage Slab, Driveway, and Sidewalk Concrete: 30 MPA Duramax, Type 10
- Foundation Height: 9' high basement foundation wall, full height garage foundation wall
- Weeping tile around the foundation with 4" perforated pipe placed at the base of footings, covered with 6" of drainage gravel and drained to the sump
- **A** Damp-proofing air-gap membrane on exterior basement walls
- 8" gravel covered with polyethylene sheet and taped underneath the basement slab
- Radon mitigation pipe installed and completely sealed
- 3-piece bathroom rough-in for future basement development
- R-12 insulated full basement walls with vapor barrier
- **A** 2lb spray foam on basement joist ends, basement stairwell, and basement cantilevers
- **A** Painted basement stairs and basement floor
- **A** Minimum two double slider dual glaze 60"x30" basement window(s) (as per plan)

Electrical

- 100-amp services 30/60 circuit panel, location as per plan
- Electrical Panel is always located in the Mechanical Room
- Decora switches and counter plugs
- Receptacle on kitchen island
- GFI circuit for exterior waterproof plugs
- GFI outlets in all bathrooms (except main floor half bath)
- Gasketed electrical outlet boxes in all exterior walls and ceilings
- Smoke and CO2 detectors throughout
- Two door chimes, one at the front door and one at the back door

Structural

- **A** 9' main floor ceilings
- Engineered Floor Joist and Roof Truss Systems
- Main & upper floor side windows added on both sides of the home (as per plan)
- **A** 23/32" Premium grade tongue & groove subfloor, glued and screwed
- **A** 7/16" Roof sheets
- Architectural asphalt shingles
- Roofing underlayment on the entire roof deck, galvanized step, wall, and valley flashing (as per plan)
- Ice & water shield on rounded dormers (as per plan)

Exterior Finishes

- Triple pane Low-E Argon-fill windows (except for 60"x30" basement slider windows, see Foundation/Basement)
- **A** Insulated fiberglass 8' high front entry door, size & profile (as per plan)
- **A** Aluminum front railing (as per plan)
- Concrete Flatwork: Concrete sidewalk from front steps to top corner of the driveway, supported with metal brackets; Concrete driveway from the back of city sidewalk to garage slab
- Vinyl siding exterior cladding
- Two weatherproof plugs
- Two exterior hose bib
- Pressure-treated deck starter board on the rear of the house
- Front and back yards rough graded at 4" below finished grade level (as per plot plan)
- Textured parging from 6 inches below the final grade to the underside of the cladding

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Interior finishes

- **A** Spindle railing on main floor stairs (as per plan)
- **A** Electric fireplace
- **A** Pre-finished kitchen cabinetry with 42" upper cabinets and full-depth cabinet over the fridge
- **A** Soft close cabinet doors and drawers with white melamine interior boxes throughout
- **A** 3/4" quartz stone countertops in kitchen and bathrooms
- **A** 4" MDF baseboards on the main and upper floor, 3" casing in all areas
- Privacy locks on the primary bedroom and bathroom doors
- White wire shelving in all closets and pantry
- Lever door handles throughout
- LED light bulbs throughout
- 1 coat primer low-VOC latex wall paint in eggshell finish
- 2 finish coats of low-VOC latex wall paint in eggshell finish
- High-quality semi-gloss latex paint finish (white colour) on doors, baseboard & casing, handrails and MDF capped stub walls
- **A** Stainless Steel Appliances Package: fridge, electric range, dishwasher, and OTR; white front load washer & dryer

Plumbing

- Hot Water Tank: 50 U.S. Gallon (nominal) Gas Powered Hot Water Tank
- **A** Waterline to the fridge
- Laundry floor drain
- Stainless steel under-mount double bowl sink
- Pull-out kitchen faucet
- **A** Comfort height, elongated bowl toilets throughout
- Drop-in sinks in all vanities, pedestal sink in main floor half bath

Heating

- **A** Dual-stage, variable speed 96% high-efficient gas furnace
- HRV (Heat Recovery Ventilator) system
- **A** Programmable digital smart thermostat
- Kitchen hood fan and all bathroom fans vented to exterior
- Furnace and all ductwork professionally cleaned prior to possession

Garage

- Steel insulated 16'x9' overhead door c/w garage door opener (two controls), and keyless entry
- **A** WIFI smart garage door opener
- **A** Concrete garage slab supported by metal brackets and 16" spacing rebar grid
- Walls and ceiling, insulated & drywalled, fire taped with level 1 finish
- **A** 2lb spray foam on garage ceiling under living space
- Insulated fiberglass man door from garage to (as per plan)
- Insulated fiberglass man door on the side of the garage (as per plan)
- Wood stairs from garage to
- Garage heater rough-in
- Floor drain in garage slab
- Hot/Cold Tap
- **A** 4 light outlets

Drywall, Insulation & Ceiling Texture

- R-12 insulated full basement walls with vapor barrier
- R-20 Exterior wall insulation, caulking around door and window openings
- **A** R-50 blown-in attic insulation
- **A** 2lb spray foam on basement joist ends and basement cantilevers
- Aqua board behind ceramic tile in tub and shower areas
- **A** Splatter finish texture on ceilings throughout

Flooring/Backsplash

- **A** Luxury Vinyl Plank (LVP) flooring throughout the main floor
- **A** Luxury Vinyl Tile (LVT) flooring in second-floor bathrooms and second-floor laundry room (if applicable)
- Carpet flooring on finished stairs and in all bedrooms with 8lb underlay
- 3/8" plywood underlay under all floor tile areas (if applicable)
- Full-height kitchen backsplash tile in the kitchen
- 4" or 6" tile backsplash in bathtub/shower surrounds, as per selection

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