

Front Drive 140



17506 63A Street, Edmonton, AB
3 Bedrooms | 2.5 Bathrooms

Main Floor 917 sq ft
Upper Floor 1,145 sq ft
Total 2,062 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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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
- **An oversized 8' tall, insulated garage door with a 1/2 HP opener with smartphone connected Wi-Fi operator and two remotes. No longer need to ask, "did we close the garage door?"**
- 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
- **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
- 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.