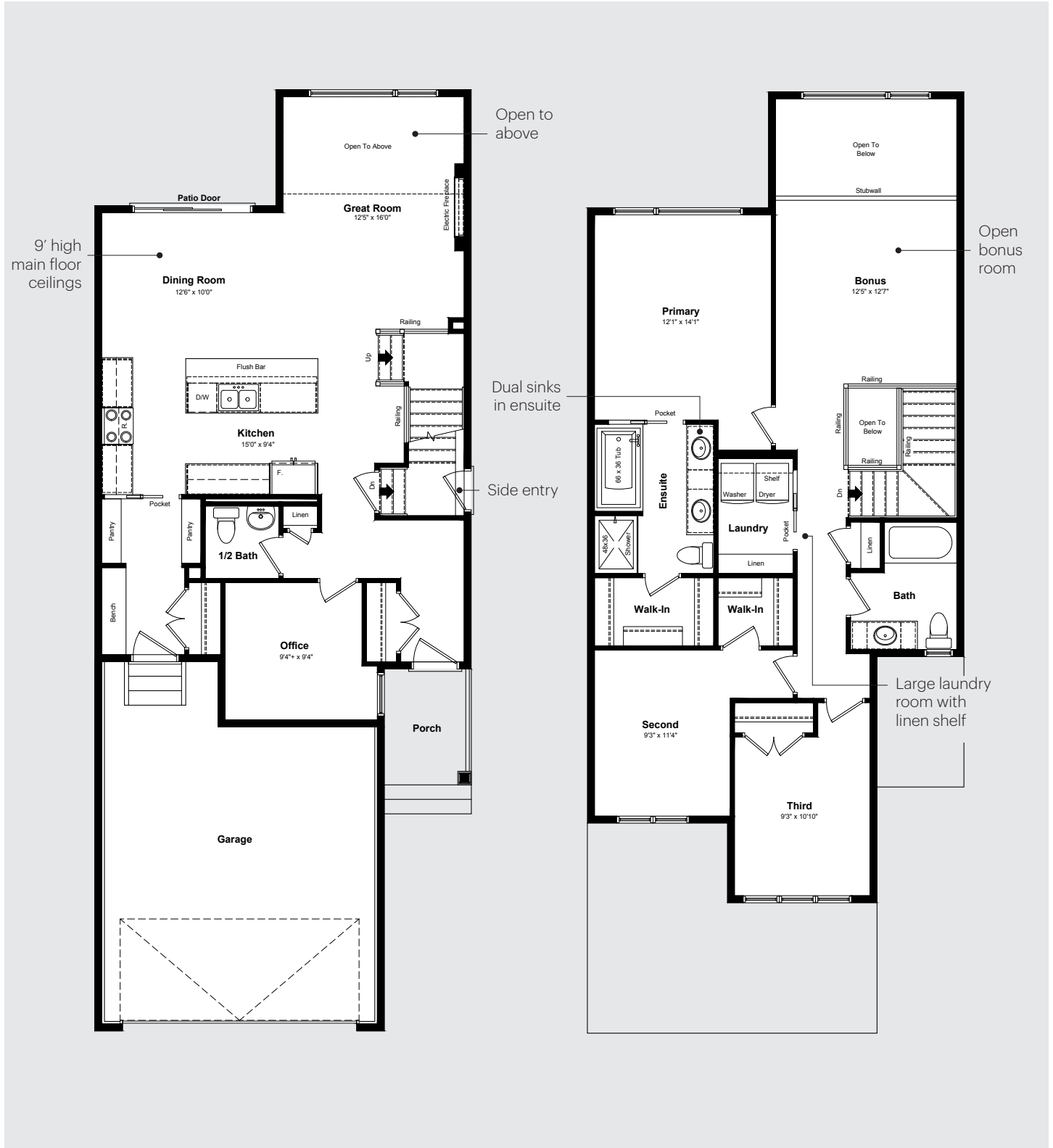


# Front Drive 170



**3953 Wren Loop NW, Edmonton**  
**3 Bedrooms | 2.5 Bathrooms**

Main Floor 982 sq ft  
 Upper Floor 1,099 sq ft  
**Total 2,081 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.

# Front Drive 170



**3953 Wren Loop NW, Edmonton**  
**3 Bedrooms | 2.5 Bathrooms**

Main Floor	982 sq ft
Upper Floor	1,099 sq ft
<b>Total</b>	<b>2,081 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
- 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**
- 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.

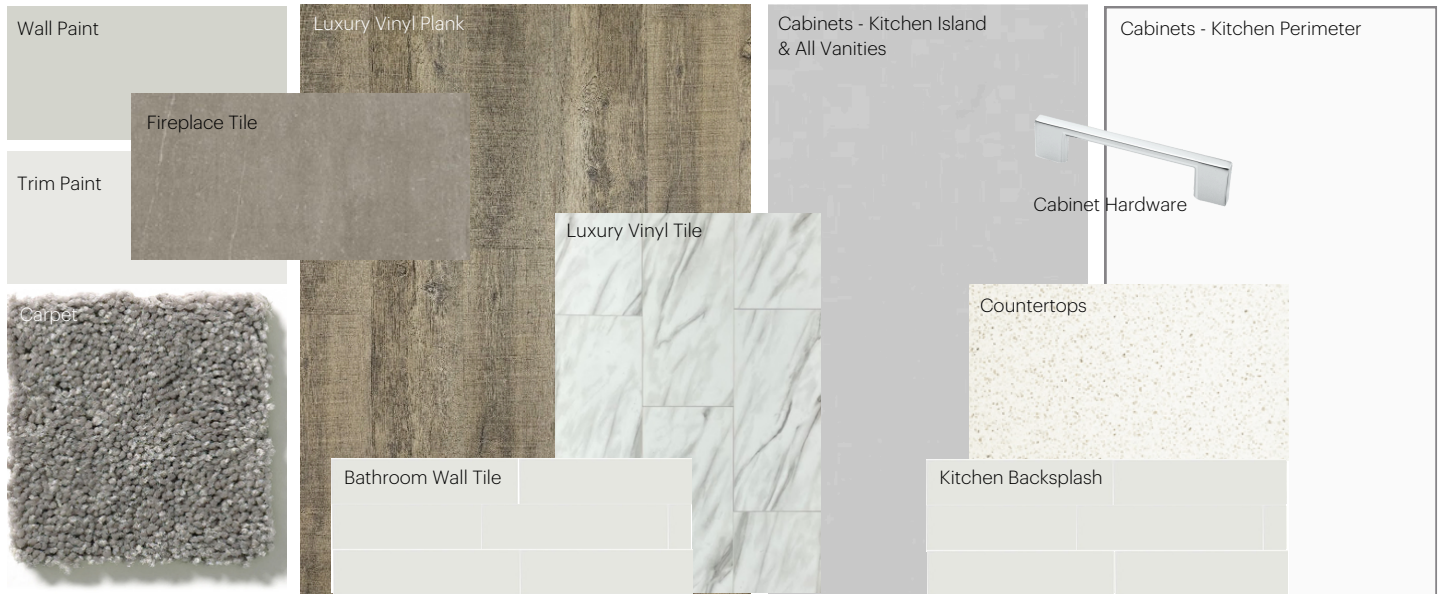
†vaulted ceilings include R-40 fiberglass batt insulation.

# Anthem Home Palette Selections

**Model:** Front Drive 170

**Address:** 3953 Wren Loop, Edmonton

## Cabinets, Flooring and Countertops



## Plumbing



Kitchen Sink



Pedestal Sink  
\*faucet shown is not included



Kitchen Faucet



Roman Tub Filler



Bathroom Faucet



Bathroom Sink



Tub / Shower Faucet

## Finishing



Deadbolt



Interior Door Knob



Bathroom Accessories



Interior Doors



# Anthem Home Palette Selections

**Model:** Front Drive 170

**Address:** 3953 Wren Loop, Edmonton

## Lighting



Dining Room



Island Pendant



Bathrooms

\*Number of lights determined by size of vanity

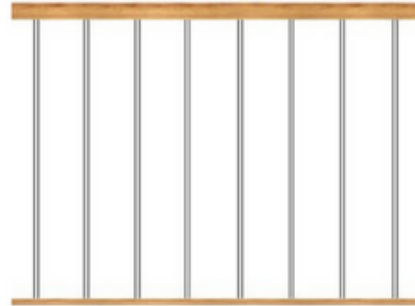


Bedrooms



Halls / Closets

## Railing



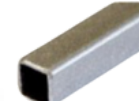
Spindle Pattern



Post Cap



Handrail



Iron Color

Post

## Appliances



Fridge



Microwave Hoodfan



Stove



Dishwasher

