

Quick
Possession

D'ARCY
OKOTOKS • ALBERTA

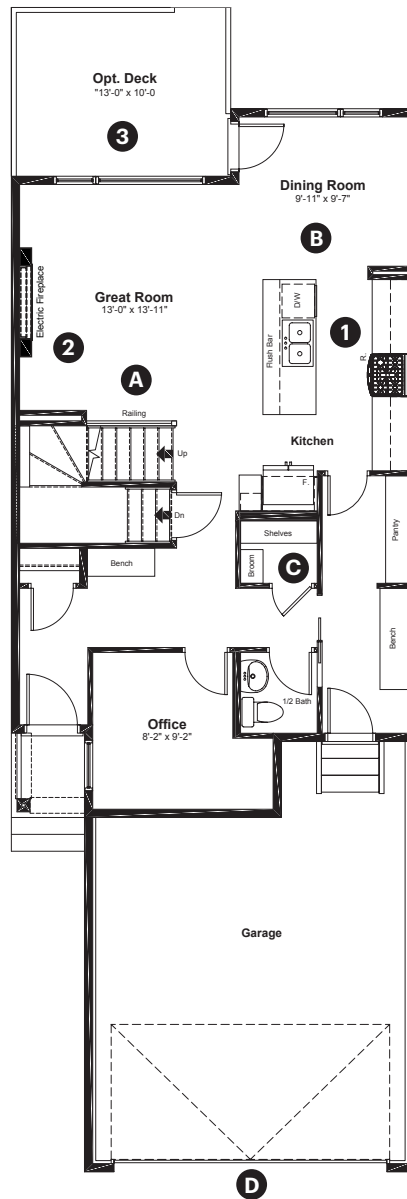
**19 Birch Row
Okotoks, AB**

1,961 sq ft
3 bedrooms
2.5 bathrooms

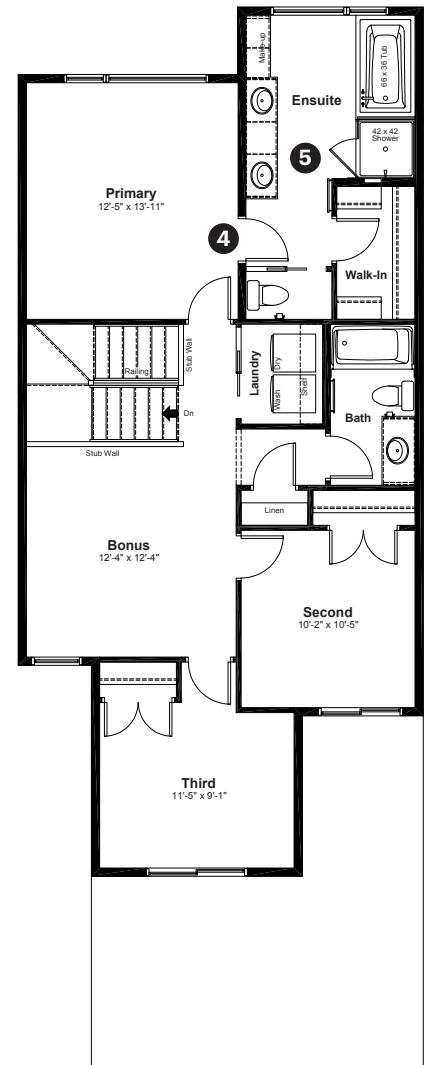
Prairie Elevation

Anthem

Main Floor: 899 sq ft



Upper Floor: 1,062 sq ft



Quick Possession Home Options

- 1** Level 2 kitchen cabinet layout with gas range, chimney hoodfan and built in microwave
- 2** Electric fireplace with tile surround to mantle
- 3** Walkout deck
- 4** Primary ensuite option 1
- 5** Tiled walls in ensuite shower with niche

Quick Possession Home Highlights

- A** Main floor railing
- B** 9' high main floor ceilings
- C** Oversized main floor closet
- D** 8' overhead garage door

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. The builder reserves the right to make change and modifications to the information contained herein. E.&O.E.

Front Drive 110

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Anthem 

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Prairie Elevation



Features

Anthem Construction Standards

- Low maintenance architectural asphalt shingles
- Anthem maximizes window coverage on every home to provide your home with natural light
- Windows are also triple plane low-E argon filled windows above grade
- Includes a 50 gallon gas water tank and 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
- Decora type switches throughout the home
- R-50 blown insulation in all attic spaces
- Rough-in waterline to the fridge

The Interior

- Ceilings are finished with a knockdown texture
- Luxury vinyl plank flooring on main floor
- Luxury vinyl tile flooring in upper bathrooms and laundry
- Carpet on finished stairs and upstairs with an 8lb underlay
- Quartz countertops in kitchen and bathrooms
- Undermount silgranit kitchen sink
- Stainless steel appliance package including a chimney hoodfan and gas range
- Iron spindle railing on main floor stairwell
- Walkout basement
- Additional windows added to side elevation
- 9' high basement foundation
- Gasline added to deck for BBQ

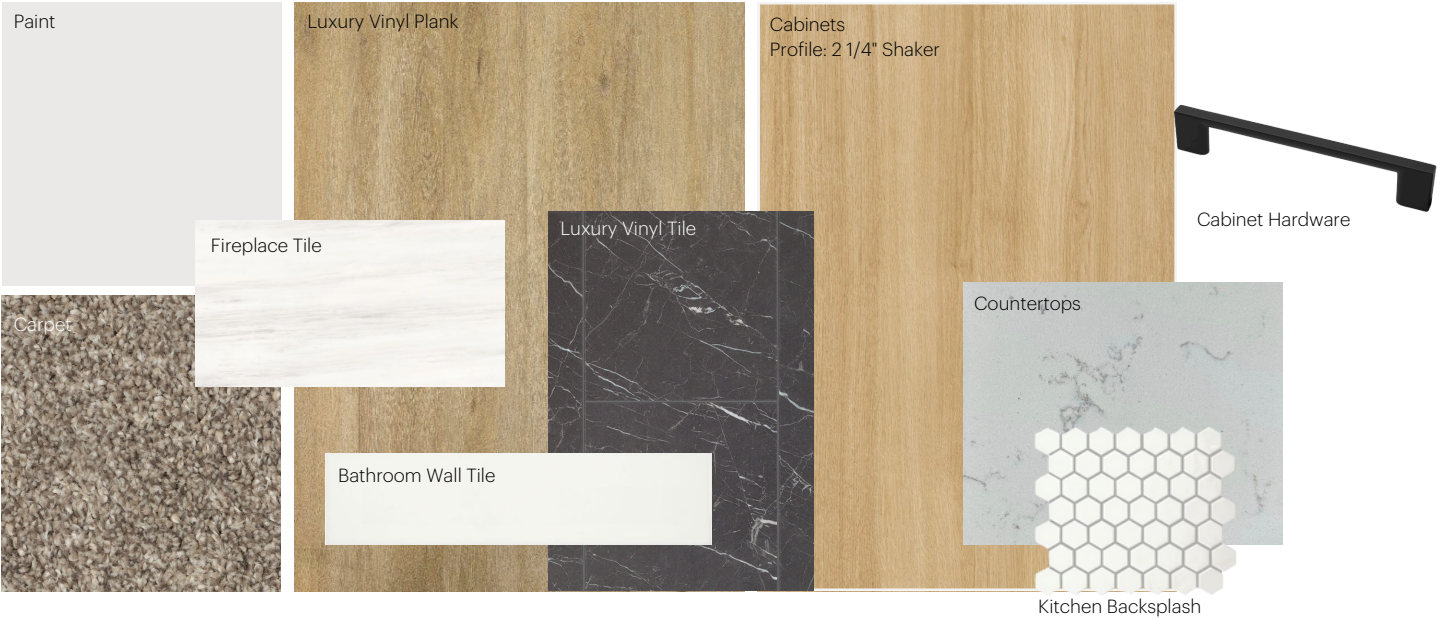
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Front Drive 110

Anthem Home Palette Selections

Model: Front Drive 110
 Address: 19 Birch Row, Okotoks AB

Cabinets, Flooring and Countertops



Plumbing



Finishing



Anthem Home Palette Selections

Model: Front Drive 110
 Address: 19 Birch Row, Okotoks AB

Lighting



Dining Room



Island Pendant



Stairwell



Halls / Closets



Bedrooms



Bathrooms

*Number of lights determined by size of vanity

Railing



Spindle Pattern



Handrail



Iron Color



Post Cap

Post

* Handrail, post and cap painted to match the trim color

Appliances



Fridge



Chimney Hoodfan



Gas Range



Washer



Dryer



Dishwasher



Microwave

