

Samlan Homes

Canada

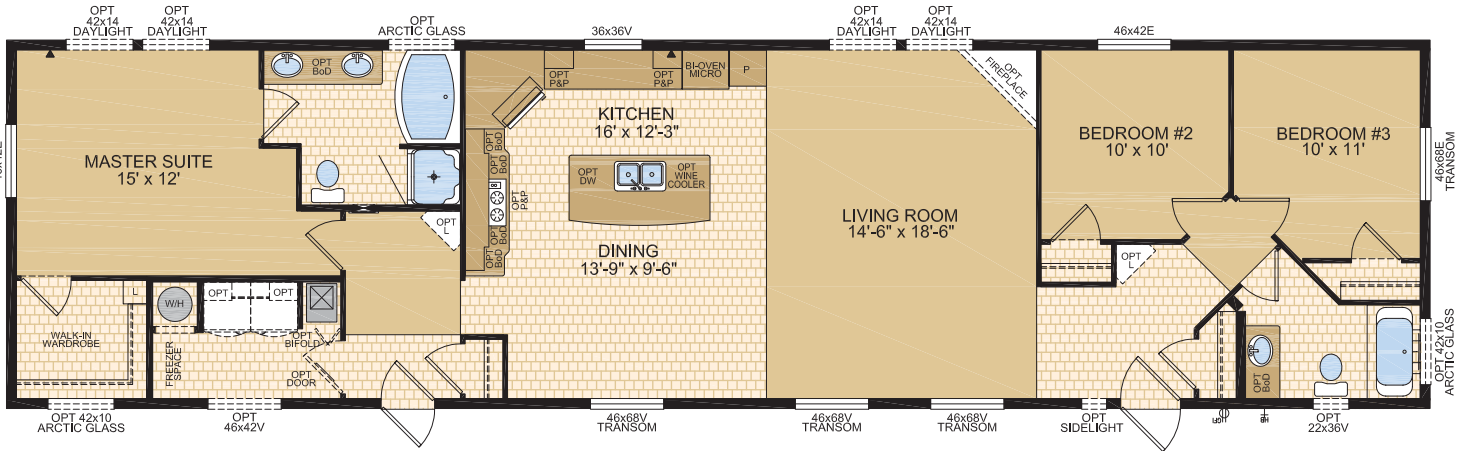
mansura

Call: 780-219-5555

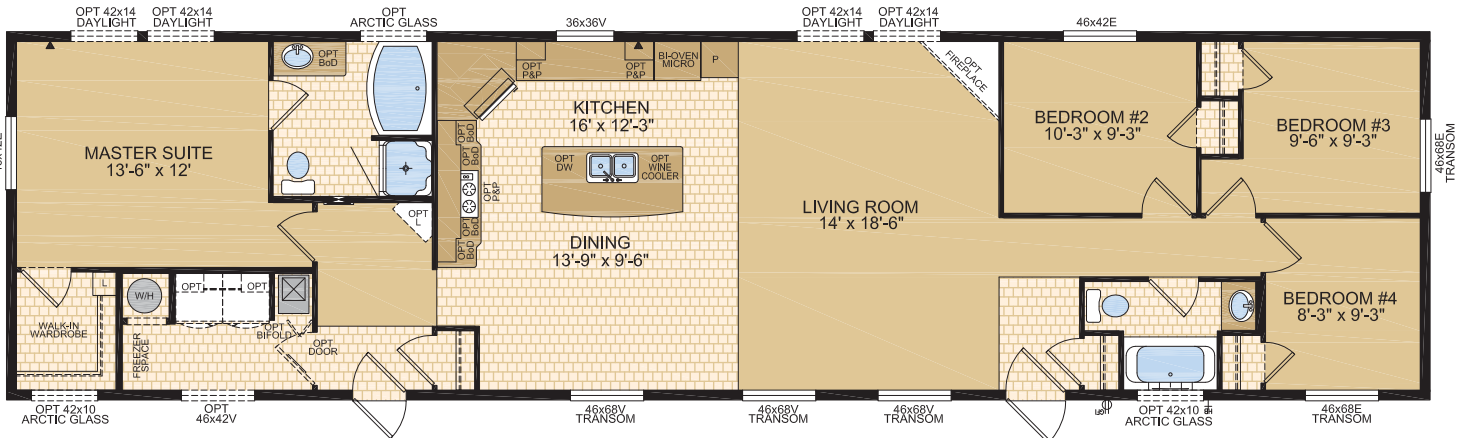
"ECLIPSE" 20' WIDE



ECLIPSE I - MODEL 20720 - 3 BED / 2 BATH - 20' x 76' 1520 SQ.FT.



ECLIPSE II - MODEL 20721 - 4 BED / 2 BATH - 20' x 76' 1520



STANDARDS FEATURES & SPECIFICATIONS

SPECIAL FEATURES

- Beautiful exterior features including 5/12 pitch dormer, tudor pillars, hardiboard & weathered elm shake treatments
- Wood treatment on hitch end & curbside windows
- Extended eaves on all 4 sides (12" Sides, 18" Front and Back)
- Transom windows on curbside & hitch end
- Exterior vented deluxe stainless steel range hood
- Stainless steel appliances
- Built in oven with built in microwave above
- Countertop cerantop range
- Stepped cabinets
- Countertop build out at range
- Black anthracite sink
- Indi High Rise Kitchen faucet
- Full tile backsplash in kitchen with special tile accent
- Chef's island
- 36" shower in ensuite
- Framed mirror in both baths with theatrical lights

SPACIOUS BATHS

- One-piece quality fiberglass tub and shower units
- Oval tub in ensuite
- Curved shower rods in all tubs
- Deluxe tile backsplash
- GFI receptacle
- Power bath fan(s)
- Single lever faucet on tub/shower unit
- 36" vanity height in ensuite

UTILITY SERVICES

- 100 amp electrical panel
- High efficiency (95.1+AFUE) gas furnace with condensation pump
- 33 Imp. (40 US) gallon natural gas water heater
- Wired, plumbed and vented for washer and dryer
- Shelf above washer and dryer
- Primary exhaust fan c/w dehumidistat & switch
- CO/Smoke Detector(s) c/w battery backup
- Smoke detectors in bedrooms
- Arc Fault protection in public areas of home
- GFI breaker and receptacle for heat tape
- Dedicated receptacle in "Freezer Area"
- Communication outlets (2) – kitchen and master bedroom

GENERAL CONSTRUCTION

- 8' Ceilings
- Cathedral ceiling in living, dining area, and kitchen
- Maintenance free vinyl lap siding and metal fascia
- Architectural asphalt shingle roof (limited lifetime warranty)
- 7/16" roof sheathing
- Engineered full 4-12 pitch roof trusses
- Textured (primed) gyproc ceiling
- Exterior walls built 2"x6" strengthened with 3/8" OSB sheathing on inside and outside of wall
- 5/8" T & G OSB Floor Decking glued and screwed
- 2"x10" Floor joists @ 16" o.c.
- Heavy tubular steel frame
- Decorative insulated entry doors with dead bolt and peephole (36" front door)
- Coach lights at all exterior entrances
- Screen doors on front and rear entrances
- Residential maintenance free Low E PVC Argon Filled (R-5) PVC vinyl windows c/w vinyl sills, screens and security locks
- Exterior GFI electrical outlet and frost free water tap
- Insulation meets zone requirements as per 9.36 Energy Code
- All others: Floors R-20, Walls R-20 & Ceiling R-40 (min)

TASTEFUL INTERIORS

- Plush saxony carpet in living room, hall and all bedrooms (certain models)
- Quality cushioned linoleum flooring all other areas
- Coordinating window valance over 2" white faux wood blinds (inset in window) in all areas except bathrooms
- Pre-finished interior passage doors in Crystal White colour

BRIGHT, BEAUTIFUL KITCHENS

- 19 cubic foot, 2-door, frost free refrigerator
- Spacious pantry
- Doweled, full modular cabinetry w/crown moulding
- Three distinctive colours of cabinet doors to choose from with matching moulding and trim colour

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Exterior Wall Construction *Best Standard in the Housing Industry!*

2"x6" EXTERIOR WALLS CONSTRUCTED @ 24" O/C TO MAXIMIZE ENERGY EFFICIENCY

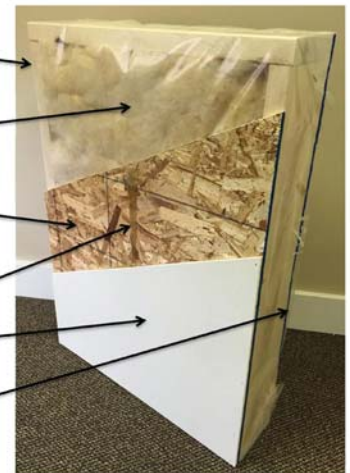
R20 INSULATION WITH 6 MIL POLY (R22 ZONES 6 TO 8 UNDER 9.36 ENERGY CODE)

3/8" STRUCTURAL INTERIOR OSB FOR THE STRONGEST WALL IN THE INDUSTRY

ALPHA GLUE TO MAXIMIZE STRENGTH AND MAINTAIN HOMES INTEGRITY

VINYL COVERED GYPROC FASTENED TO OSB USING ALPHA GLUE SYSTEM

3/8" STRUCTURAL EXTERIOR OSB FASTENED TO STUDS WITH SHEATHING STAPLES



"We surpass the competition!"