FEATURES, FIXTURES AND FINISHINGS

LANDMARK HERITAGE SPECIFICATION
Cochrane Duplexes and Detached Garage Homes

SUBLIME STYLE
For The Cooks
• Appliances: Stainless steel fridge, smooth top stove, dishwasher, over-the-range microwave
• Counter tops: Laminate with dual stainless steel sinks
• Cabinets: Choice of maple or contemporary thermofoil
• Drawers: One bank of pots and pans drawers
• Faucet: Water-saving Kohler, single lever
• Backsplash: Full height tile with Schluter trim

Your Dance Floor
• Laminate: Desirable and durable simulated hardwood
• Resilient flooring: In the laundry, mud room and upstairs baths
• Carpet: 100% nylon with stain treatment, high density underlay

Your Personal Space
• Bathroom counter tops: Laminate
• Bathroom cabinets: Matches kitchen
• Faucets and toilets: Water saving Kohler
• Bath hardware: Taymor, chrome finish
• Mirrors - main bath and ensuite: Full width, 42” high
• Mirror - half bath: Full width, 42” high with 2” frosted border

Beautifying Your Home
• Interior corners: Modern squared corners
• Baseboards: Contemporary style with rounded edges
• Stubwall: 42” high stubwall with MDF cap on upper floor
• Lighting: Beautiful designer-selected packages
• Paint: Low VOC latex paint and lacquer

Keeping It Clean
• Front loading washer and dryer in white

HEALTHY AND COMFORTABLE LIVING
Keeping You Safe And Comfortable
• Windows: Dual pane, PVC slider and picture windows, SunStop coating and argon gas
• Foundation moisture barrier: DMX air gap membrane
• Insulation - attic: R40
• Insulation - exterior walls: R20
• Insulation - garage: R20 in open attic, R12 in walls, R28 spray foam in ceiling with rooms above
• Insulation - spray foam: Rim joists, headers, cantilevers, windows, doors
• Insulation - basement walls: R20 batt
• Smoke and carbon monoxide detectors: Hard wired and located as per code
• Sewer line: Main line back-water valve to prevent sewer back-up from the street

Saving You Money On Energy
• Furnace: 92% high efficiency
• Mechanical ventilation: Heat recovery ventilator (HRV)
• Thermostat: Programmable
• Water heater: 50 US gallon, power direct vent
• Bulbs: 100% CFL where applicable

Those Extra Little Touches
• Basement bathroom: Three piece plumbing rough-in
• Shutoff valves: On all interior and exterior taps (except tubs and showers)
• Duct work and furnace cleaned before possession

Sensibly Sustainable
• Third party certified by Built Green Canada for green building practices
• Tested for energy efficiency and rated on the EnerGuide scale for new homes

INVESTMENT ASSURANCE
It’s About You
• Alberta New Home Warranty Program: 10 year guarantee on the structural integrity of the building
• 12 month Landmark homeowner service program: Covers all materials and workmanship
• 24 month Landmark homeowner service program: Covers all distribution systems
• Five year Landmark homeowner service program: Covers the building envelope
• Two pre-planned visits by Landmark’s service team during the first year to ensure your new home is performing to our standards

PURCHASE WITH CONFIDENCE
Knowing What To Expect
• Detailed explanation of the sales and construction process
• Homeowner’s Guide: Your ultimate quick reference guide
• Pre-planned tours during construction for single family homes
• Thorough Homeowner’s Orientation to explain how everything works in your new home