

214 LIVINGSTON CL



1581 SQ FT 2 STOREY IN LAREDO

- 1,581 Sq. Ft. 2 Storey
- 3 Bedrooms/2-1/2 bathrooms
- Future Basement Development
- 12' x 20' attached garage
- 14'x10' Covered Deck
- *Features on reverse*

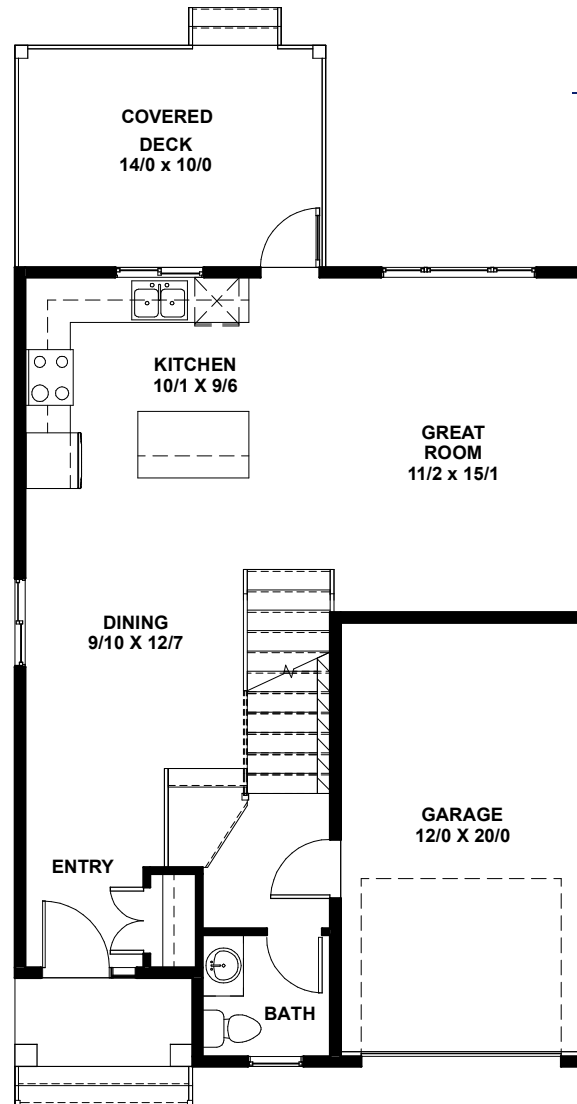
**Immediate Possession
For Sale**

TrueLineHomes.com
403.341.5933

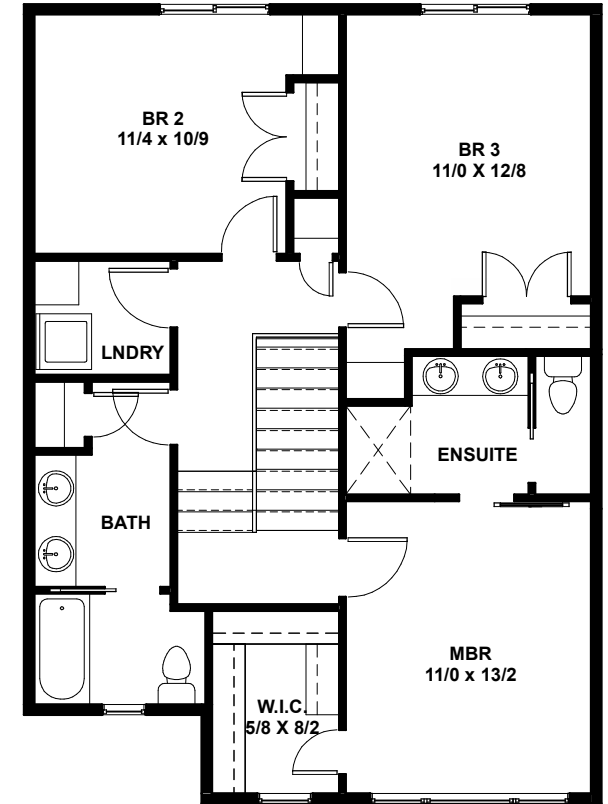
Red Deer

214 LIVINGSTON CLOSE

SQ FT: 1581 WIDTH: 26'0" LENGTH: 36'0"



MAIN FLOOR
677 sq. ft.



UPPER FLOOR
904 sq. ft.

See Back For
Details

TRUE-LINE

DESIGNER - BUILDER

True-Line Homes Standard Construction Features . . .

Exterior Features:

- Exterior finishes to developers specs & locations
- Limited Lifetime architectural shingles
- Standard Vinyl siding
- Fiberglass Front door
- Augusta Front door hardware
- Tyvek home wrap system
- 7/16" OSB roof sheathing
- Low E windows
- Garage Sump - Dry
- Garage Door opener with two remotes
- Poured concrete driveway & sidewalks on urban properties
- Basic grading away from home with onsite mat

Interior Features:

- 9' ceilings on the main floor, 8' upper floor on 2 Storey
- 8' ceiling in basement
- 1 Main + 1 Accent colour of high quality paint
- Variety of Interior door styles to select from
- Selection of door knobs or levers to choose from with various finishes
- Multiple styles of bathroom hardware to select from
- Full height tiled kitchen backsplash
- Wire shelving in pantry and closets

Construction Features:

- Shut off valves on all sinks, toilets & exterior taps
- Drip-free bathroom fans - Waterline to fridge
- Roughed-in vacuum system
- Exterior electrical outlets in soffit with switch in front closet
- Painted MDF 4" baseboards and 3" casing
- 16" on center silent floor system
- 3/4" premium subflooring; glued and nailed
- Batt insulation R20 in walls, R40 in ceiling
- Insulated Rim Board R14
- High-efficiency Furnace & #40 High-efficiency HWT

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Choice Features in This Home...

- Upgraded cabinets, flooring, woodwork and lighting package
- 10' ceiling in Primary Bedroom
- Primary Bedroom w/barn door entry to 4 piece Ensuite (2 sinks, water closet, 4' shower)
- Kitchen with upgraded Quartz counter tops, undermount sink & maple cabinets
- Appliance package
- Upper floor 4 piece bathroom with separate bath, water closet, two sinks and linen closet
- Blinds on main & upper floors
- Upgraded insulation R-20/ R-50
- SunStop Low E argon filled windows
- Covered Rear Deck, 14'x10' Trex decking with aluminum railing
- Covered Front Veranda with Trex decking
- Sod in the front yard
- 12' x 20' attached garage with 220V, 1 Garage dry sump and overhead gas heater

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The Alberta
New Home
Warranty
Program



Original Price of House: \$582,000
Less Promotion: -\$8,000
Purchase this house today : \$574,000
(Including Lot & GST)