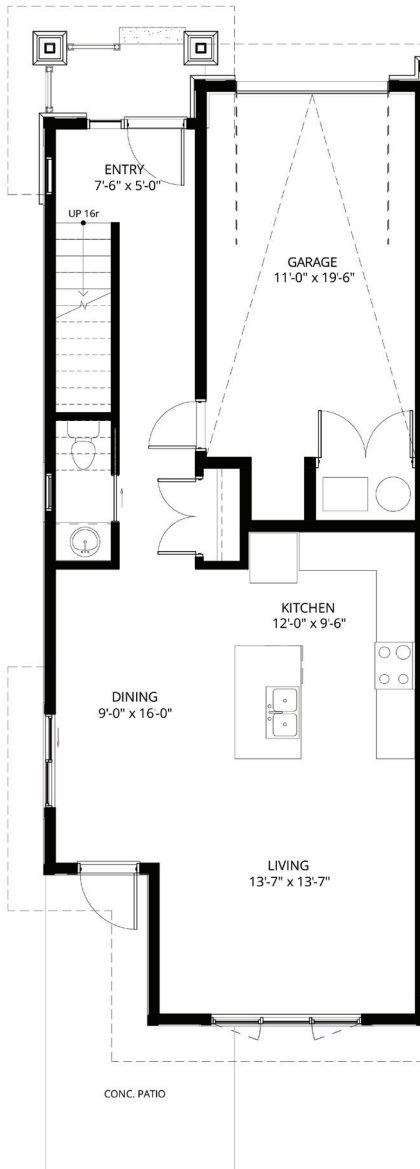




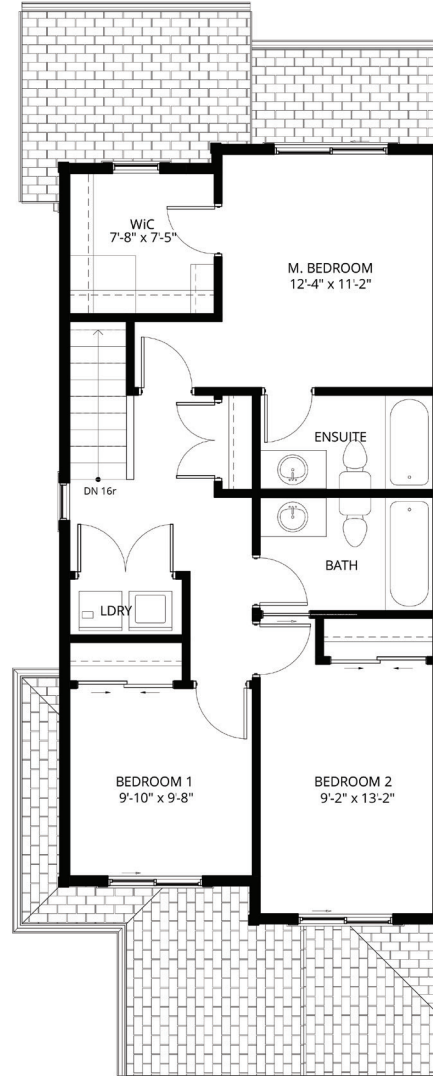
cameo

AT ORCHARDS WALK

118 - 200 GRAND BLVD.
1,480 SQ.FT.
3 BEDROOM | 2.5 BATH
250 SQ.FT. GARAGE



main floor 690 SQ.FT.



second floor 790 SQ.FT.



Mike Shannon 250.819.3324
mikeshannon@royallepage.ca

In the interest of maintaining the standard of this project, Orchards Walk reserves the right to make modifications and changes without notice. Sizes and/or dimensions may vary from the actual survey. Measurements are approximate and should be verified.

orchardswalk.com

CAMEO DUPLEX HOMES

DESIGN SPECIFICATIONS



cameo
AT ORCHARDS WALK

FEATURES

- Fully landscaped, Irrigated and maintained Strata
- 2 floor plans and 2 color schemes to choose from
- Mountain and Valley views
- Close to amenities and hiking trails
- Single car garages and full length driveways

CONCRETE

- Rebar and Concrete as required code and structural engineer
- Basement Floor - smooth finish
- Garage Floor - smooth Finish - sloped
- Broom finish driveways - sloped
- Broom finish patios and sidewalks (where applicable)

FRAMING

- 2x6 exterior walls
- 2x4 interior walls
- 2x4 double party walls
- 7/16 OSB wall or ½" plywood sheathing
- 5/8" T& G floor sheathing
- Engineered Floor joists and Truss Systems
- 7/16" plywood roof sheathing or 1/2:" plywood
- 9'-0" on main floors and 8'-0" on second floor

INSULATION

- R22 insulation exterior walls
- R12 each side insulation on party-wall
- R55 insulation attic
- R22 insulation Garage walls

DRYWALL

- Finished drywall with square edges and corners
- Knockdown Textured ceiling throughout including the garages (except bathrooms and closets)
- 5/8" fireguard on bearing walls
- 5/8 " Type Fireguard on party-walls
- ½" drywall on all non bearing walls

PAINTING

- One color through out on walls
- Walls complete with primer and 2 coats of finish paint
- One color Trim work and doors with 2 coats of semi gloss finish
- Bathroom and closets painted ceilings 2 coats of paint finish
- Garage walls primed and 1 coat of paint

WINDOWS AND EXTERIOR DOORS

- Vinyl windows complete with screens
- Vinyl patio doors complete with screens
- Fiberglass Insulated front doors
- Steel Insulated 8' x 7' garage door

ELECTRICAL

- 125 amp service with 60 circuit
- Telephone and cable service
- Continuous bathroom fan (max sonne)
- Décor style switches and plugs
- GFI outlets in all required locations by code

PLUMBING

- Single handle faucets
- Main Bath and Ensuite has 1 piece tub and shower
- Powder room has 2 piece bath
- 1 Exterior hose bib and 1 hose bib in garage

HEATING AND COOLING

- High efficient gas Furnace
- Programmable thermostat
- Electric 40 gallon Hot water tank
- BBQ gas hook up on deck or patio
- Air Conditioning

CAMEO DUPLEX HOMES DESIGN SPECIFICATIONS

cameo 
AT ORCHARDS WALK

EXTERIOR FINISHES

- Hardi siding and smart trims
- 30 year asphalt shingles
- Ledge stone accents
- Aluminum railing with top rail
- Aluminium soffits
- Duradeck decking (where applicable)
- Aluminum gutters and downspouts

INTERIOR FINISHES

- Maple cabinet in kitchen and bathrooms (painted or stained)
- Laminate counters in Kitchen
- Rough in for Valance lighting in Kitchen
- Window covering (2" Faux wood)
- Wire closet shelving throughout
- Six appliances in Kitchen and laundry (Kitchen -stainless steel)
- Ceramic Tile back splashes, 1 row in kitchen, bathrooms and tub surrounds
- Carpet on upper floors and stairs
- Laminate planking on main floor
- Luxury Vinyl Tile in ensuite, main bath, powder and laundry room

ASK ABOUT

OUR UPGRADES

- Ceasar-stone countertops in kitchen, bathroom and laundry room
- Master Bedroom – Wood Shelving and Organizers
- “Ring” door bell & Home Security and Audi Package
- Upgraded carpet flooring
- Engineered Hardwood Flooring