

6323-6325-61 avenue Red Deer

Duplex                    1,528.16 sq ft and 1,554.72 sq ft (26.56 square in front window)

- 4 bedrooms
- 2 full baths
- Pvc windows
- 30 years shingles
- Concrete step in the front with pour sidewalk
- Exterior siding and shakes
- 8 foot ceiling on main and basement
- Basement to have under floor heat rough in and hook up
- Cabinets are beach and stain is mocha
- Kitchen sink is black graphite sink with pull out tap
- Water line to fridge
- Flooring to be linoleum and carpet
- Full backsplash in kitchen for tile, bath, one row cabinet and shower
- 7/16 is =psb, 3/8 on outside wall
- Wire shelving in all closet
- 50 gallon hot water tank
- High efficient furnace
- Washer and dryer location in basement
- Front and side/back lawn services
- Central vacuum rough in only
- Dining door to back deck estimated 9 x 12
- Back yard parking pad
- Black dirt to grade
- 1 year workmanship and material
- 2 years delivery and distribution systems
- 5 years building envelope coverage
- 10 years structural warranty with The Alberta New Home Warranty