**Katerra Contracting Features**

Many of the features we list below are considered to be extra’s, we think they should be standard and have already put them into this home. We have listed them here so that you are sure to notice them and enjoy them in the future.

**6205 26 Ave**

**Valley View West, Camrose**

Main Floor – 1,326 sq ft

Loft – 440 sq ft

Both Floors -1,766 sq ft

Basement – 1,326 sq ft

Garage – 648 sq ft (27’ x 24’w)

5 Bedrooms, 4 Bath

**Builder**

* Fully licensed Alberta Home Builder
* Fully insured with Progressive Home Builder Warranty program (bonded)
* Full energy assessment Alberta Building Code Energy Guide 9.36 rating
* Full liability coverage
* Good standing with the City of Camrose Building Inspection group

**Construction**

*Standard features*

* R50 blow-in ceiling insulation with rigid foam insulated attic hatch,
* Painted exterior doors with double seals ,
* Integrated window blind on deck door,
* 2x6 exterior wall construction on 19.2” centers,
* Tankless on-demand hotwater, high efficiency 200,000 BTU variable rate,
* High efficiency furnace,
* Solar ready.

*Upgrades*

* Insulated Concrete Foam (ICF) basement (lego blocks),
* Spray foam rim joist insulation,
* Heat recovery ventilator (HRV) with timers (bathrooms and kitchen),
* Triple pane Low-E/Argon casement windows,
* Programmable recirculation hot water line to sinks and showers,
* 3 point integrated locks on front door.

**Main Floor**

*Standard features*

* 9’ Main Floor Ceiling,
* Custom maple cabinetry with dovetail drawers and Blum soft close hardware,
* Deep kitchen sink with drain strainers, bottom tub racks, drying rack and wash bin,
* Large walk-in mud room,
* Laundry room cabinets with drying rod,
* 1 ¼ quartz counters,
* Deco tile throughout,
* Fridge water line,
* Fully finished master suite
* Walk-in closet in master bedroom with custom shelving including double rods and extra shelving,
* Fully tiled, 4 foot walk-in shower in ensuite,
* Built-in shower cubby,
* Double sinks with quartz counters,
* Barn door in master bedroom,
* Natural gas fireplace,
* Twelve Oaks vinyl plank flooring throughout,
* Shaker style window and door casings, sprayed in place for superior finish,
* Linen closet, broom closet with vacuum recharge station,
* Craftsman style internal doors with pine jams (not MDF) with lever style door handles,
* ½ bath with pedestal sink,
* Benjamin Moore paint throughout,
* LED lighting throughout,
* Audio Video in master bedroom, living room, family room and loft,
* Night light electrical plugs.

**Main Floor**

*Upgrades*

* Kitchen
* spice rack,
* paper towel drawer,
* pantry with pull out shelves,
* buffet counter side cabinets,
* open shelving with LED accent lighting,
* oversized island with end panels,
* Extra deep kitchen upper cabinets for larger dishware,
* Upgrade lazy susan,
* Mud Room
* Custom bench seating,
* Butler pantry with sink, shiplap and custom shelving,
* Ensuite
* Two sided glass shower door,
* Two stage rain shower head and hand wand,
* Fully skirted comfort height toilets throughout,
* Custom built closet shelving (not wire),
* Custom trim accent wall on stairwell,
* Shiplap fireplace wall,
* Custom fireplace mantle,
* Custom built metal railing,
* Wi-fi enabled switches (4) and 10 adjustable dimmers,
* Natural gas fireplace with digital remote thermostat, dual burner and blower kit.

**Loft**

*Standard Features*

* 440 sq ft loft suite,
* Sitting room,
* Private three piece bath with quartz counter vanity,
* Continuous solid surface flooring stairwell and bathroom.

*Upgrades*

* Custom stairwell feature wall,
* Sloped roof design,
* Shiplap feature wall,
* Full bedroom with large by-pass closet doors with custom shelving,
* Cubby storage area,
* A/V rough-in.

**Basement**

*Standard Features*

* Fully finished,
* Three bedrooms,
* Large storage room,
* Three piece bathroom with one piece tub/shower enclosure,
* Quartz counters on vanity,
* Suspended bevel edge panel basement ceilings,
* Large basement windows that meet Egress requirements (24”x60 do not!),
* Linen closet and storage closet.

*Upgrades*

* Basement Hydronic in-slab floor heat,
* Wet bar
* Open shelving,
* Accent lighting,
* Deco tile,
* Quartz countertop,
* and location for full size fridge,
* Second basement suite with walk-through closet,
* 5th bedroom/office/work out room with double glass doors,
* Custom built-in cubby storage,
* Painted mechanical room floor.

**Garage**

*Standard Features*

* 2x6 construction NOT 2x4,
* Clear span garage NO teleposts
* 648 sq ft garage (27’x24’)
* Side window, raised height for privacy,
* Steelcraft garage doors (T16),
* Two sloped floor drains,
* natural gas / electrical rough-in for ceiling hung unit heater,
* 2 – 8’ LED Lighting,

*Upgrades*

* Garage Door
* 18’x8’ overhead garage door (not 16x7),
* Decorative charcoal color, no windows for privacy,
* Belt drive opener with
* video camera,
* wi-fi / remote access,
* timed to close feature,
* battery backup,
* two remotes,
* keyless entry,
* Smoke detector (not required by code),
* Fully finished
* taped and painted,
* textured ceiling ,
* Hot and cold taps.

**Exterior**

*Standard Features*

* Royal vinyl siding with 4” profile,
* Decorative gables with board and batten detail,
* 6x36 Covered front veranda,
* 22x8 side deck,
* No maintenance Amarillo composite decking with fully finished/wrapped treads,
* Culture stone across front deck,
* Natural gas hook-up on deck for BBQ,
* Typar exterior house wrap not felt paper,
* No maintenance exterior,
* Wood grain cladding on all exterior beams and windows and doors,
* Lot to rough grade with clay.

*Upgrades*

* No maintenance custom horizontal railing, powder coated aluminum,
* Black windows with cladding,
* Oversized exposed aggregate front sidewalk,
* Oversized back driveway (to west property line) with curved walkway/flower bed,
* All decks and stairs fully enclosed to prevent rodents and garbage collecting below,
* Room for RV parking and grass,
* *$1000 City of Camrose landscape deposit back to homeowner.*