



Better Built Homes
780.781.3500 c

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.

2506 62 Street
Valley View West, Camrose

Main Floor – 1,562 sq ft
Basement – 1,326 sq ft
Garage – 845 sq ft (32'w x 26'd)
4 Bedrooms, 3 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,
- Integrated window blind on deck door,
- 2x6 exterior wall construction on 19.2" centers to minimize cold transfer,
- 2x4 interior wall construction 16" centers,
- Tankless on-demand hot water, 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,



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Main Floor

Standard features

- 9' Main Floor Ceiling,
- Custom cabinetry drawers and Blum soft close hardware,
- Deep double kitchen sink,
- Laundry room cabinets with drying rod,
- 1 ¼ quartz counters,
- Fridge water line,
- Fully finished master suite
 - Two closets master bedroom with double doors (no bifolds) with custom shelving including double rods,
 - Fully tiled, 5 foot walk-in shower in ensuite,
 - Built-in shower cubby,
 - Double sinks with quartz counters,
- Twelve Oaks vinyl plank flooring throughout,
- Shaker style window and door casings, sprayed in place for superior finish,
- Linen closet,
- Modern 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, basement family room
- Night light electrical plugs.



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Main Floor

Upgrades

- Zero Step entry from garage into main floor,
- Kitchen
 - White oak range hood cabinet
 - Oversized white oak island with matching cabinetry panels
 - Pull out spice rack,
 - Specialty pull outs in blind corner cabinet,
 - Special pan drawer cabinet in island,
 - Under cabinet LED accent lighting,
 - Wired for built-in microwave oven,
 - Coffee bar with quartz and glass shelf,
 - Solar tube for extra lighting
- Large front entrance
 - Front closet with open ledge
 - Custom bench seat with shelf,
 - Second stairwell to basement,
- Mud Room
 - Custom bench seating, storage and rod,
 - Shiplap
 - Drying rod and laundry cabinet,
- Ensuite
 - Double vanities,
 - 8 mm glass shower door,
 - Two stage rain shower head and hand wand,
 - Comfort height toilets throughout,
- Bevel edge drywall corners,
- Heat registers with inlaid flooring inserts,
- Custom built closet shelving (not wire),
- Custom trim oak slat accent wall,
- Custom matching white oak railings,
- 3 decorative floating shelves with matching hardware,
- Roxal sound proof insulation in main bath wall.



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Basement

Standard Features

- Fully finished,
- Two bedrooms with walk-in closets
- Two large storage rooms under landing,
- Three piece bathroom with tiled shower enclosure and rain shower head,
- Quartz counters on vanity,
- Suspended bevel edge panel basement ceilings,
- Large basement windows that meet Egress requirements (24"x60 do not!),
- Additional storage shelves under the stairs.

Upgrades

- Basement Hydronic in-slab floor heat,
- Wet bar
 - Open shelving,
 - Quartz countertop,
 - and location for full size fridge.

Secondary Basement Suite Option

- Separate entrance,
- Single bedroom suite,
- 565 sq ft + storage,
- Included corner kitchen with island,
- Family room,
- Private 3 piece bathroom,
- Separate laundry,
- Hydronic slab heat,
- Multi-purpose room, bathroom and bedroom area still maintained with main floor living.

Garage

Standard Features

- 2x6 construction NOT 2x4,
- Clear span garage NO teleposts
- 845 sq ft garage (32'x26')
- Steelcraft garage doors (T16),
- Two sloped floor drains,
- Natural gas ceiling unit heater,
- 6 – 8' LED Lighting,



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Upgrades

- Garage Door
 - 18'x8' overhead garage door (not 16x7),
 - Decorative walnut, no windows for privacy,
 - Belt drive opener with
 - wi-fi / remote access,
 - timed to close feature,
 - battery backup,
 - two remotes,
 - keyless entry,
- Fully finished
 - taped and painted,
 - textured ceiling ,
- Water tap.

Exterior

Standard Features

- Royal vinyl siding with 4" profile,
- Decorative gables with board and batten detail,
- Covered front veranda,
- 12x10 side deck,
- No maintenance composite decking with fully finished/wrapped fascia,
- Culture stone across front of house,
- Natural gas hook-up on deck for BBQ,
- Typar exterior house wrap not felt paper,
- No maintenance exterior,
- Wood grain cladding on exterior beams and windows and doors,
- Lot to rough grade with clay.
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Upgrades

- No maintenance powder coated aluminum black railing,
- Oversized back driveway,
- All decks and stairs fully enclosed to prevent rodents and garbage collecting below,
- Room for additional parking if desired,
- Front yard complete with sod, tree and two shrubs.