



KAIDIAN CUSTOM BUILT HOMES INC.  
14603 15 STREET  
EDMONTON, AB T5Y 2X9  
CELL: 780 619 8577  
OFFICE: 780 406 6060  
FAX: 780 406 6031

*Specifications for Kaidian's Show Homes Collection The Juliet located at #158, Fairway Drive in The Sherwood Park Golf Estates in Sherwood Park, AB*  
*This home is a bungalow is fully finished with an oversized triple garage and over 4100 Square Feet of living area.*

## **Features for Show Home**

---

### Exterior Finish as plan

- 22 inch facia 26 gauge lux steel with erosion coating
- 50 year Enviro shield composite roof tile hidden roof top vents.
- Acrylic Stucco with 2inch insulation
- Lux siding long board
- Dura deck with glass aluminum railing and custom stair case off the back of deck
- Black triple pane windows with low E titanium glass Supplied By Koltech windows
- on site built rake windows
- Front and Patio door (blind insert) are both 8ft tall multi lock
- Concrete front steps and driveway (exposed finish blue stone mountain rock brought in from Canmore) full length of garage
- Cultured stone Elderodo manufactured stone
- High Gloss sealer/ professionally concrete cut
- Roof pitch 3/12
- Extensive pot lights on exterior of home
- Gas outlet on lower and upper deck
- Hot and cold taps in garage
- (Dura deck)Vinyl for deck covering
- Christmas outlets for lights
- Full 9ft wall for basement and full 5 ft foundation for garage
- Covered Deck
- Flat roof detail over front entrance



#### Interior as plan

- 10 ft main floor ceiling height
- 9 ft basement ceiling height
- 1 gas fire place
- 18 foot ceilings in great room
- All square corner drywall finishing
- All closets and pantry built in done in MDF
- All Casing and Baseboard 3½ and 8 inch MDF
- Solid Beech and Maple cabinets
- Granite 1 ¼ inch on all counter tops
- Backslash's all Glass tiled
- Under cabinet lighting
- Ceilings will be cal tech knock down and level 5 Painted
- Maple railing stained with tempered glass
- 1 coat of prime and 2 finish coats of paint
- All doors and casing and baseboards sprayed on paint (not brushed)
- Interior doors and closet doors al 8ft
- Interior doors and closet doors are sold core
- 97% efficiency Furnace
- Air conditioner
- HRV unit
- Boiler in floor heating basement
- High efficient hot water tank 50 Gallon
- Upgraded control panel to run all mechanical
- Built in Vacuum system
- ADT Security System

#### Flooring as plan

- Tiled floors in all bathrooms and mud room areas
- Carpet throughout basement, stairs and master bedroom and closet shaw new this year with 10 pound underlay Magna
- Shaws Luxury vinyl planking, main entrance ,hallway and great room and nook, kitchen, flex room
- In floor heat throughout basement



#### Master Bedroom and Ensuite as plan

- Built in custom shower tiled with seat and glass
- Rain shower head
- Jacuzzi air max tub
- large walk in closet with custom built in shelves
- Tiled shower and surround tub and floors

#### Basement

- Fully finished basement
- 3bedroom 3 walk-in closets
- exercise room(flex room)
- 1 full bathroom with 5 foot tub tiled 2 sinks
- Bar with sink and bar fridge
- All in floor heating boiler (utility room)
- All carpet except for flex room Vinyl Planking floor
- Built in wine feature
- Utility room and understairs completed

#### Garage

- Completed
- Side lift for doors openers
- Led lights
- Insulated, dry walled and painted as same quality found in house
- Finishing same as house casing and baseboard
- Knockdown ceiling
- Heated forced air Rezone
- 8 foot designer garage doors with windows
- Hot and cold taps
- Concrete finish smooth and saw cuts for control joints
- 2 floor drains
- Epoxy floor finished



## Landscaping

- Front Yard Landscaped
- Rough grade completed

## **Special feature**

- 15m rebar used where needed, piles, grade beam, footings and walls.
- Poured in Concrete front step Duramix
- Bunco Concrete Duramix is used for driveway, sidewalks and patio 32MPA
- 32 MPA for garage floor (saw cut for control joints) and 20 MPA basement
- Walls and footings and piles 32 MPA
- 6 litre Koler toilets
- High Energy efficient two stage furnace with Humidifier
- Energy efficient 50 gallon hot water tank
- Ensuite shower base and walls complete Schluter KERDI
- R-22, 2by6 frost-walls, 16 inch on centre
- Garage door opener side lift with outside remote
- Décor lights switches/3ways/4ways and dimmers where needed
- All closets are custom finished in MDF
- Custom Design Home
- Cabinets full drawer openings and dove tall
- 3 different stained cabinets
- Raised and under cabinet lighting on motion sensor in bathrooms
- Built in vacuum supplied by Vauflow
- Security system in place ADT
- **5 year new home warranty provided by Progressive**
- **Kitchen appliances are all Kitchen AID top line**
- **Washer and Dryer are LG s Top line**

If you have any other question and need more info please contact us by email [Kaidianhomes@hotmail.com](mailto:Kaidianhomes@hotmail.com) or by phone 780 619 8577.

Ready to build your dream home? we design and build to your budget in Edmonton and surrounding areas.

Ask how you can get started! If you are ready to put your dream home into reality we are ready to build for you.