













Model 20800 20' x 76' • 1520 sq. ft.

Ensuite Shown with Optional Deluxe Jetted Corner Oval Tub







Norfolk Model 20801 **Ensuite Shown with Optional Deluxe** 20' x 76' • 1520 sq. ft. Jetted Corner Oval Tub OPT Note: Artist Rendering on front cover OPT 42x10 RCTIC GLAS OPT 42x14 DAYLIGHT DAYLIGHT OPT 42x42 OPT 46x36V 46x42E P WALK-IN KITCHEN SOA BEDROOM #2 9'-6" x 12'-6" UTILITY OPT OPT P&P BoD 0PT 22X36 UPRIGHT FREEZER SPACE OPT RAISED LIVING ROOM 13'-6" x 18'-6" BARN DOO OPT 42x14 OPT 42x14 DAYLIGHT DAYLIGHT 12'-6" x 18'-6" 46x60E BEDROOM #3 9'-6" x 12'-3" MASTER SUITE 14'-9" x 10'-6" DINING FOYER 46x60E 60x14 DAYLIGHT OPT 30x60\ 뷺 46x60\ OPT ۶S <u>_____</u> OPT CANTILEVER FIREPLACE





STANDARD FEATURES & SPECIFICATIONS

SPECIAL FEATURES

- Built to the A-277 code Zone 7A
- 8' Cathedral ceilings throughout home
- 12" sides, 18" front & rear vented eaves
- LR window package featuring 2- 30"x60" vented windows and large 60"x14" daylight window
- · Large double-dormer over living room windows 25' overall width
- MBR and front Bedroom window dormers
- 2"x4" interior walls
- · Clermont interior passage doors
- Barn door to ensuite bath
- Deluxe sitting bench in UR (select models)
- Kingston moulding package
- Large 46x60 window in DR, MBR and front Bdrm
- · Black anthracite sink w/Indi high rise kitchen faucet
- Doweled full modular cabinetry w/crown moulding
- 5 LED pot lights in kitchen (incl. 1 over sink)
- · Cabinet valance with LED pot light over kitchen sink
- Oval tub in ensuite
- 4' Shower with seat in ensuite
- · Soak sink; plumbed & wired for stacking W/D in utility room
- · His and hers vanity sinks in ensuite
- Large kitchen island w/magazine rack and raised D/W at the opt location
- · Broom and storage closet in kitchen beside fridge

GENERAL CONSTRUCTION

- Maintenance free vinyl lap siding and Metal Fascia
- Architectural asphalt shingle roof (*limited lifetime warranty*)
- 7/16" roof sheathing
- Engineered full 4-12 pitch roof trusses
- Textured (primed) gyproc ceiling
- Exterior walls built 2"x6" and strengthened with 3/8" OSB sheathing on inside and outside of wall
- 19/32" T & G OSB floor decking glued and screwed
- 2" x 10" Floor joists @ 16" o.c. on 20' wides and engineered open web truss floor @ 16" o.c. on 22' wides
- Heavy tubular steel frame
- Decorative insulated entry doors with dead bolt and peephole (36" front door)
- Coach lights at all exterior entrances
- Screen doors on front and rear entrances
- Residential 1.6U-value, maintenance free Low E argon filled (*R*-5) PVC vinyl windows c/w vinyl sills, screens & security locks
- · Exterior GFI electrical outlet and frost-free tap
- Insulation meets zone requirements as per zone 7A/7B/8 of the 9.36 Energy Code: Floors R-48, Walls 22 & Ceiling R-40 (min)

TASTEFUL INTERIORS

- · Plush saxony carpet in living room, hall and all bedrooms
- Quality cushioned linoleum flooring all other areas

10 YFAR

 Coordinating window valance over 2" white faux wood blinds (*inset*) in all areas except bathrooms

- **BRIGHT, BEAUTIFUL KITCHENS**
- Deluxe tile backsplash
- Window over kitchen sink (most models)
- Deluxe 30" electric range
- Exterior vented range hood with light
- 19 cubic foot, 2-door, frost free refrigerator
- Spacious pantry (selected model)
- Three distinctive colors of cabinet doors to choose from with matching moulding & trim colour

SPACIOUS BATHS

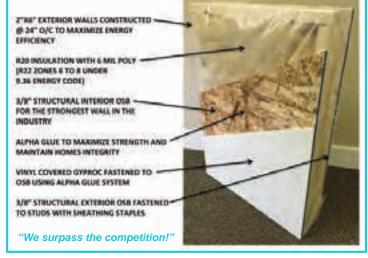
- · One-piece quality fiberglass tub and shower units
- Curved Shower rods in all full height tubs
- Expansive vanity mirrors with Theatrical lights
- Deluxe tile backsplash
- GFI receptacle
- Power bath fan(s)
- · Single lever faucet on tub/shower unit
- 36" vanity height in ensuite

UTILITY SERVICES

- 100 amp electrical panel
- Programmable thermostat
- Upgrade Building envelope to meet 0.20 L/M2S
- · 3m insulated water lines on hot & cold sides at water heater
- High efficiency (95.1+AFUE) gas furnace w/ condensation pump
- 33 Imp. (40US) gallon electric water heater
- Plumb and Wire for Stacking Washer and Dryer
- Primary exhaust fan c/w dehumidistat & switch
- CO/Smoke Detector(s) c/w battery backup
- Smoke detectors in bedrooms
- · Arc Fault protection in public areas of home
- GFI protected receptacle for heat tape
- Dedicated receptacle in "Freezer Area"
- Communication outlet (2) Kitchen and MBR

Exterior Wall Construction

Best Standard in the Housing Industry!











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