

# STERLING STANDARDS



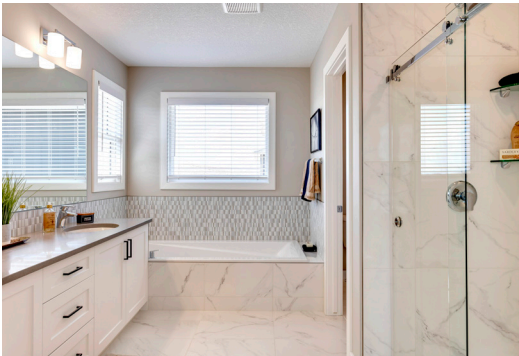
**Sterling  
HOMES**  
A QUALICO Company

*For over 70 years, Sterling Homes and Pacesetter by Sterling Homes have been focused on quality construction, award-winning customer service and a simplified buying experience. Your dream home starts with our perfectly designed standard features.*



## MASTER PLANNED KITCHEN

- Stainless steel appliance package including 22 cu.ft. French door fridge with bottom freezer, ceran top self-clean stove, OTR (over the range) microwave and tall tub dishwasher with hidden controls
- Cabinets in thermofoil and maple with 9 color choices and 2 cabinet door profiles
- 42" high upper cabinetry with 3" flat crown moulding
- Masterful maple dovetail soft close drawers
- Modern chrome cabinet door hardware
- Full height kitchen backsplash with over 50 tile choices, finished with metal schluter trim
- 1 1/4" granite and quartz countertops with over 30 color choices with undermount stainless steel sink
- Luxurious Moen Nori high arc pulldown kitchen faucet
- Energy efficient LED wafer pot lights and decora island plug
- Ample pantry storage with 4 rows of white wire shelving



## EXQUISITE BATHROOMS

- Cabinets in thermofoil and maple with 9 color choices and 2 cabinet door profiles
- Modern chrome cabinet door hardware
- Wide selection of vanity backsplashes with dozens of tile choices
- 1 1/4" granite and quartz countertops with over 30 color choices with undermount sinks
- Luxurious Moen Method plumbing series
- Elongated Bowl Toilets
- Contemporary pedestal sink in half bath with rectangular mirror and accent light
- Ensuite firebrexglass shower with 6 mil glass barn style sliding door with chrome hardware and tile to ceiling
- Soaker tub in ensuite with tile backsplash\*
- 60" Fiberglass Tub/Shower with tile surround in main bathroom
- Moisture resistant drywall behind shower and tub areas
- Taymor bright chrome bathroom accessory package
- Mirrored medicine cabinet in ensuite
- 3 piece rough-in plumbing in basement for future development



## STYLISH FLOORING

- Luxury vinyl plank flooring on main floor, bathrooms and laundry
- Multitude of carpet selections with 8.0 LB underlay

## FINISHING DETAILS

- Knockdown ceilings
- Riverside 5 panel smooth finish interior doors
- One coat primer plus two coats ceramic flat latex paint in hundreds of color choices
- Distinctive shaker MDF 4" baseboards and 3" casings with multiple color choices
- Extra storage with free sliding wire shelving in all closets including a set of double row shelving in master walk in closet

The foundation for a Quality Home  
— is a great experience —

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## STRUCTURAL

- Impeccable 9' main floor and 8'4" foundation walls, offering additional height in the basement
- Steel reinforced foundation
- Engineered floor system - tongue and groove sub floor that is nailed, glued and screwed
- All walls framed 24" on center, exterior walls are 2 x 6
- Engineered approved trusses

## ELECTRICAL

- Energy efficient LED wafer pot lights in kitchen and front exterior
- Attractive lighting package including energy efficient LED low profile light fixtures and light bulbs
- Structured wiring for TV, data and telephone
- Decora light switches
- GFI kitchen and bathroom counter plugs
- Convenient exterior soffit and GFI weatherproof plugs
- Smoke and smoke/carbon monoxide detectors throughout home to keep you safe
- Dedicated electrical panel located in the utility room, making future development easier

## WINDOWS & DOORS

- Plans designed for natural light featuring low maintenance Solar Shield, double glazed, argon filled windows throughout
- Low maintenance white vinyl window sills and jambs
- Double Slider egress basement window
- Inviting fiberglass front door with contemporary glass insert
- Weiser SafeLock brushed chrome deadbolt and front passage lever
- 8' tall rear patio door\*
- R-10 garage door with quiet belt drive door opener and 2 remotes

## ENERGY EFFICIENCY & PERFORMANCE

- Individually dedicated waterlines with individual shut-off valves
- 48 US gal. natural gas water heater
- 96% efficient furnace with active heat recovery ventilator (HRV)
- Complete power vac furnace and duct cleaning prior to possession
- Keeping your home well insulated with R-50 ceiling insulation, R-20 exterior wall insulation, R-12 basement wall insulation, R-35 spray foam insulation under living space above garage and cantilevers\*
- Garage walls with R-12 or R-20 insulation, drywall and one coat of fire tape\*\*
- Spray foam seal around door and window openings
- Airtight electrical outlet boxes on exterior walls
- Radon gas rough-in

## ELEVATED EXTERIOR

- Maintenance free vinyl siding and aluminum - battens, soffit, fascia, eaves trough and exterior railing\*
- Smartboard front elevation columns and attached overhead garage door jamb
- 50 year limited asphalt roof shingles
- Exterior engineered house wrap providing an extra barrier from the outdoor elements
- 5" house numbers on front elevations
- Deck nailer board for future deck
- Concrete driveway full width of garage\*
- 4' Poured concrete walkway to front steps\*
- Presidential Concrete Precast Front Step\*

## BUYING BENEFITS

- Founding & long standing member of the Alberta New Home Warranty Program:
  - 1 year Materials and Labour
  - 2 year Delivery and Distribution Systems
  - 5 year + 2 Bonus years Building Envelope
  - 10 year Structural
  - Alberta New Home Warranty Pre-possession Deposit and Home Completion Insurance
- Pacesetter Homes LIST & SELL FOR FREE Loyalty Certificate on your next home purchase and referral program
- Legal and closing fees included, provided builder's lender & solicitor are used (conditions may apply)



THE ALBERTA  
NEW HOME  
WARRANTY  
PROGRAM

\* Plan, lot and community specific \*\* Attached Garage Models only  
Specifications Subject to change

Building family homes for over — **70** — years

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