

# Discovery Homes — Modular Units

## Complete Base Package, Models, Options & Upgrades (Merged)

### Overview & Scope

- **Factory-Built, Move-In-Ready Modules:** Plumbing and heating are self-contained within the unit. The underside of the floor is sheeted and spray-foamed to allow plumbing to run under the subfloor. Units are designed to lift on/off a trailer with a picker. Placement on site is onto **screw piles, a grade beam, or an ICF foundation**. Hook-ups to **power, water, and sewer** are required on site.
- **What's in scope:** Home fabrication and finish per base/selected options.
- **What's not in scope:** Moving/transport and foundation work are **not** part of Discovery Homes' scope; Discovery can provide contacts for these services (foundation specifics vary by location).

### Models & Starting Prices

- **2 Bedroom with Loft** — 42' × 12' — ~\$179,000.
- **1 Bedroom with Loft** — 42' × 12' — ~\$174,000.
- **Studio with Loft** — 20' × 12' — ~\$99,000.
- Notes: The two larger models include **built-in storage above the bed**.

### Base Package — Interior & Finishes

- **Countertops:** Quartz counters.
- **Cabinetry:** Maple cabinets; color choices include **White, Black, or Wood Grain**. (Downgrade option available — see “Downgrades & Cost-Savers”).
- **Walls & Ceilings:** Drywall on walls with **tongue-and-groove plank ceiling**. Option for drywall/plywood (good-one-side) per spec.
- **Flooring:**
  - Base: **Vinyl glue-down flooring** (various color/price points available).
  - Also available: **Tile flooring** (selection available).
- **Lighting:** Pot lights.
- **Kitchen & Bath Tile:** Tile shower surround, plus tile backsplash in kitchen and bathroom.
- **Fixtures & Sinks:**
  - Kitchen faucets & sinks in **black** by default; **stainless** option available (–\$250 credit).
  - Faucet finish selections available (see Upgrades).
- **Windows (Base):** **Triple-glaze windows**; black windows with paint/stain options.
- **Paint:** All colors included.

- **Appliances:** Not included.

## Base Package — Exterior

- **Roof & Siding (Base):** Hidden-fastener **metal roofing** and **metal board-and-batten siding** with color selections.

## Mechanical & Utilities

- **Contained Systems:** Plumbing & heating are contained within the unit; underside is spray-foamed.
- **On-Site:** Requires connection to **power, water, and sewer** on arrival.

## Energy Options (Planned)

- Discovery is planning to offer **Base, Net Zero Ready, Net Zero**, and an **Off-Grid** option (off-grid coming soon). An energy advisor is modeling all three primary unit types to size windows, insulation, and mechanicals for Net Zero/Net Zero Ready.
  - **Net Zero:** Creates as much energy as it consumes annually.
  - **Net Zero Ready:** Built to Net Zero standards without the renewable generation installed.
  - Both optimize the home as a **system:** minimize air leakage, size/place windows, increase insulation, and right-size mechanicals for overall efficiency.

## Upgrades — Interior

- **Glazing & Openings:** Floor-to-ceiling windows.
- **Comfort:** Mini-split air conditioning.
- **Fireplace:** Wood or gas fireplace.
- **Storage:** Built-in storage features (closets, shelving, built-ins).
- **Bath:** Tiled shower upgrades; sink upgrades (styles, finishes, sizes).
- **Faucet Finishes:** Matte black, brushed nickel, chrome, or gold.
- **Window Coverings:** Blinds (multiple options).
- **Feature Surfaces:** Accent walls (barnwood/specialty boards/feature walls); stained ceilings and stained walls.
- **Surfaces & Colors:** Expanded **quartz** countertop options; multiple tile color options; vinyl flooring in different price points and colors.
- **Wall/Ceiling Material Options:** Upgrade to **plywood** walls/ceiling (various options).
- **Cabinetry Options:** Upgrade quartz/cabinets (different colors/styles).

## Upgrades — Exterior

- **Siding & Roofing Aesthetics: Luxury wood-grain siding**, wood-grain roofing, and expanded siding color palettes beyond base. Also available: wood-grain finish **metal siding** with multiple colors.
- **Large Openings: Accordion door or slider** — garage-door-style opening option.

## **Downgrades & Cost-Savers (Optional)**

- **Cabinetry & Counters:** Downgrade to **melamine cabinets** and **Arborite** countertops.
- **Kitchen Fixtures:** Swap kitchen sink/faucet to **stainless** (credit **–\$250**).

## **Additional Services (within ~175 km of Lloydminster)**

Available within the local service radius: **land preparation** (clearing, grading, foundation prep), **garages** (attached or detached), **sheds** (6×6, 10×10, 10×15), **shops/workshops**, **decks**, **covered porches**, and **sunrooms**.