

THE WOODS



441

MILLENNIUM DRIVE

TO BOOK A VIEWING,
CALL 780-799-4442

QUALICO®
fort mcmurray

ABOUT QUALICO FORT MCMURRAY

Fully Integrated, Privately Owned

We are one of the largest fully integrated, privately owned real estate companies in Western Canada. Each year, more than 3,000 Canadian families choose Qualico as their homebuilder.

We have offices in Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Vancouver, and Austin, Texas. Our activities span the entire real estate spectrum, including:

- Single-family and multi-family home building
- Residential land acquisition and development
- Commercial and industrial development
- Property management
- Building supply and manufacturing

Over 65 Years of Superior Quality

Qualico was founded more than 65 years ago by David and Katherine Friesen, who began by building seven houses in Winnipeg's River Heights neighbourhood in 1950. The Friesens understood the family dream of owning a home and wanted to create homes and communities where people could put down roots and raise their families.

Today, our principles and ethics remain true to those of our founders. We are committed to offering a full range of home options, and to delivering homes of superior quality and design. Our people – our greatest asset – are leaders in innovation, safety, and environmental standards. They bring their skill, experience, professionalism and spirit to all we undertake.

We invite you to experience Qualico – our people, our products, and our way of thinking.

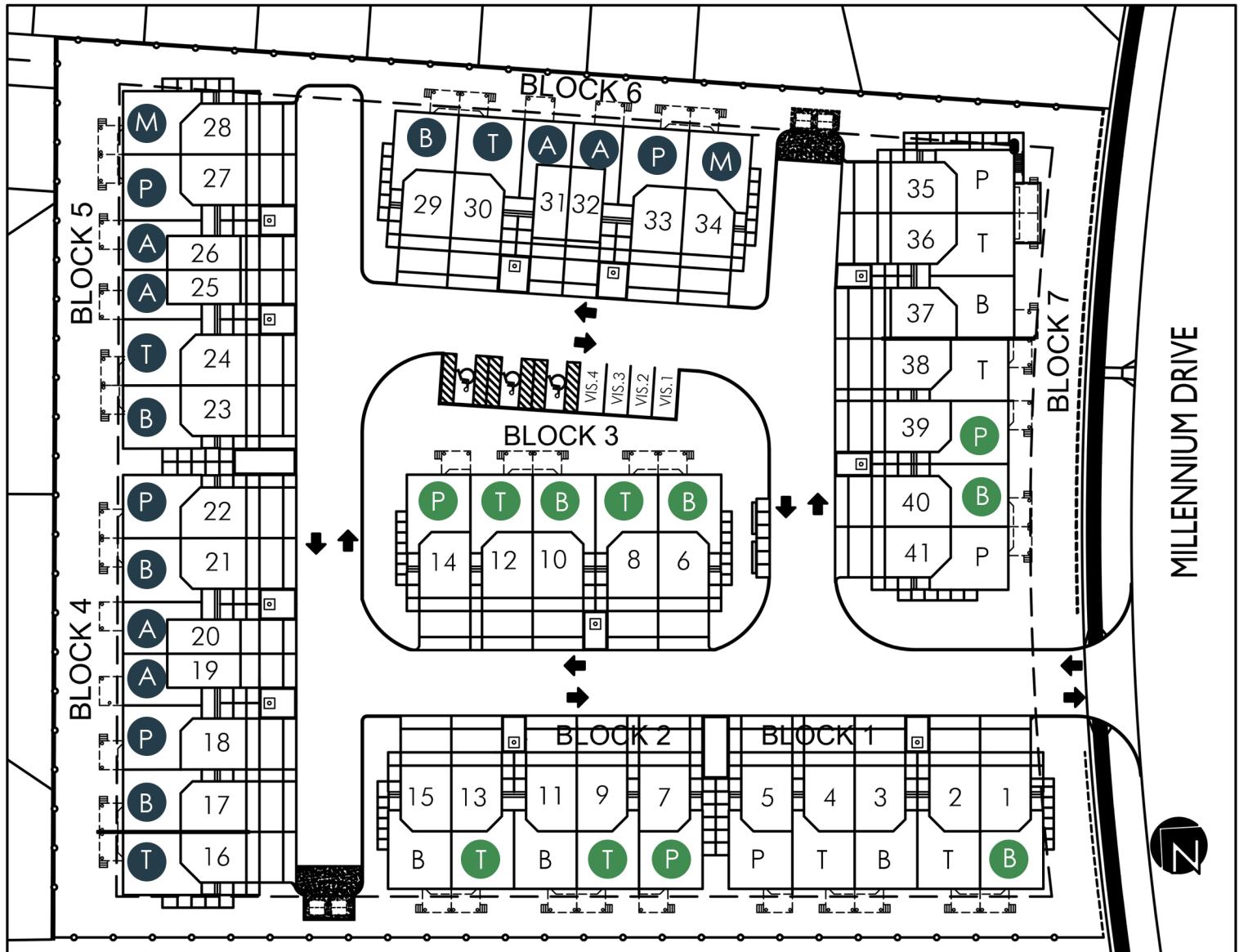


BEST CUSTOMER EXPERIENCE
WINNER 2017



BEST CUSTOMER EXPERIENCE
WINNER 2018

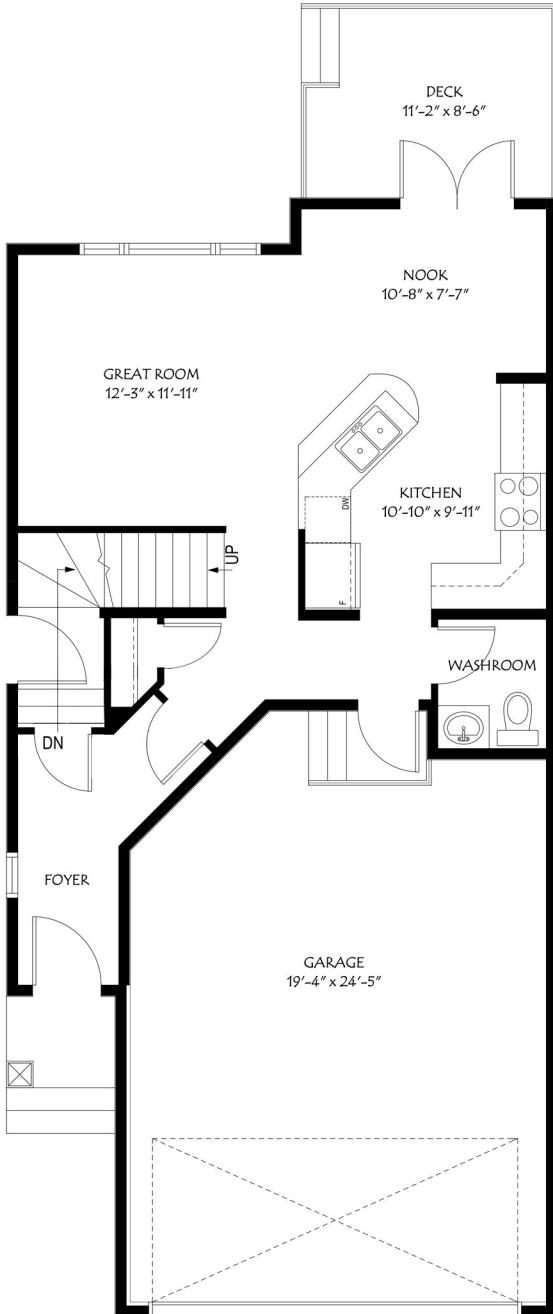




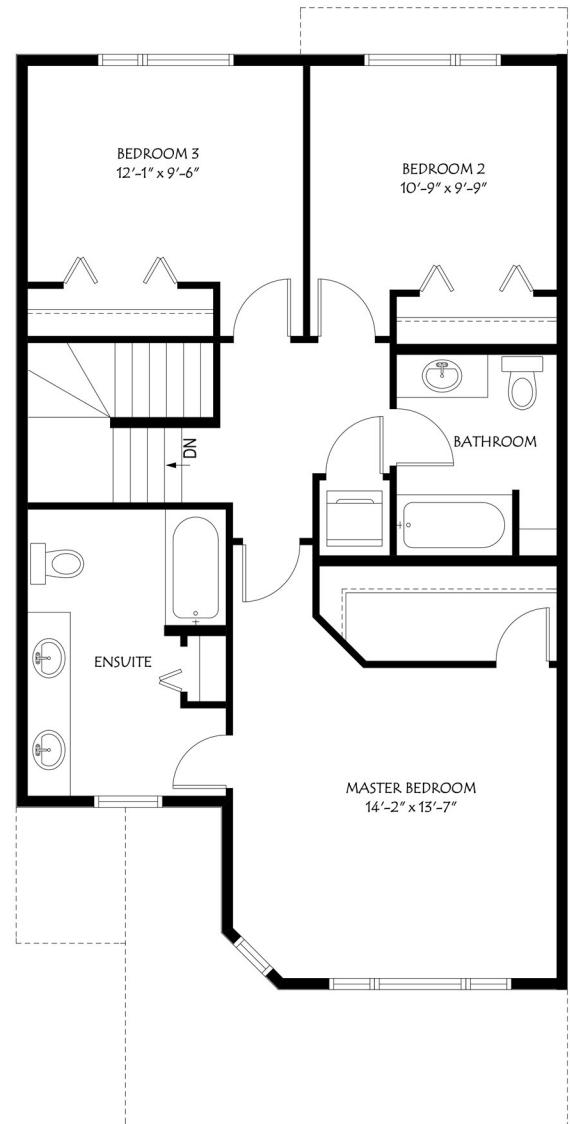
UNIT	MODEL	STYLE	SIZE	QTY
B	BOREAL	TWO STOREY	1539	12
T	TAIGA	TWO STOREY	1546	11
M	MONTANE	TWO STOREY	1510	2
P	PRAIRIE	TWO STOREY	1544	10
A	ASPEN	THREE STOREY	1627	6
			TOTAL	41

MODEL A - BOREAL

1533 SQFT



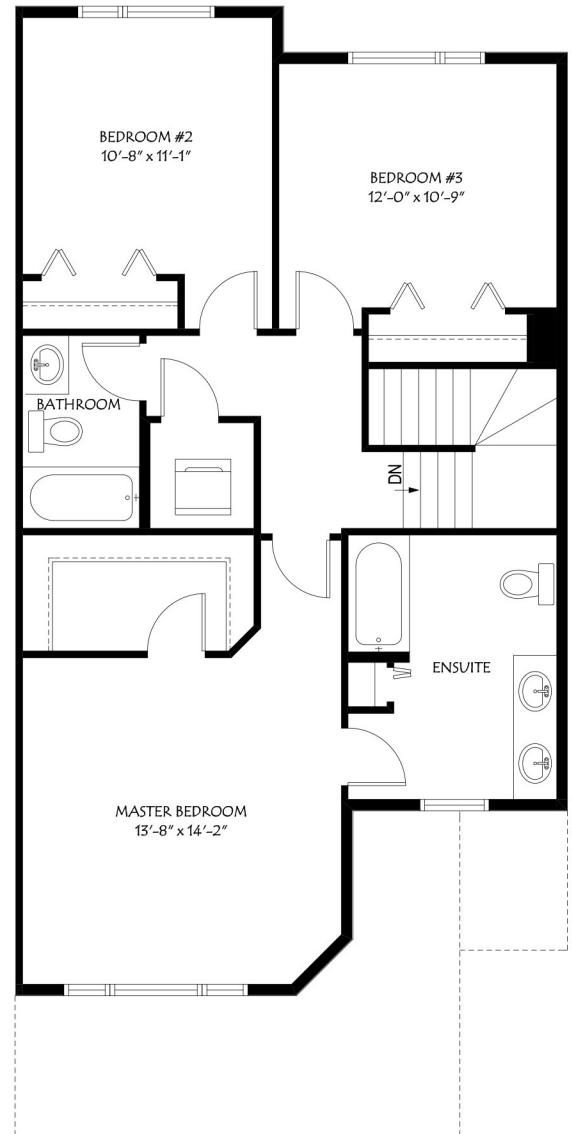
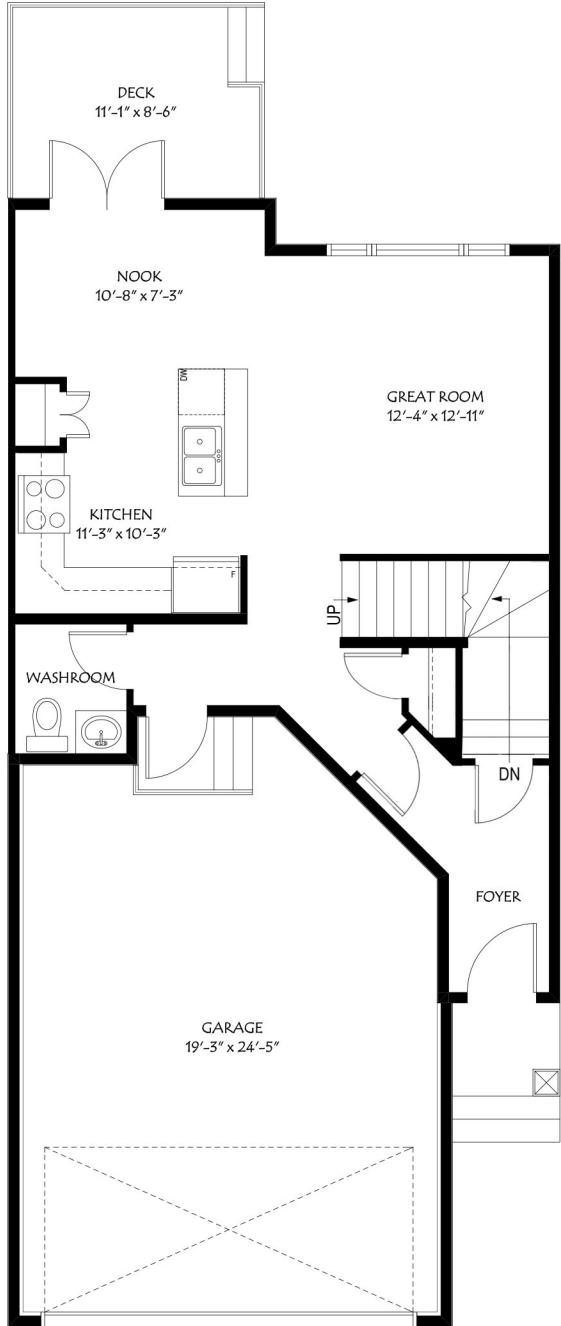
MAIN FLOOR
617 SQFT



SECOND FLOOR
916 SQFT

MODEL B - TAIGA

1546 SQFT

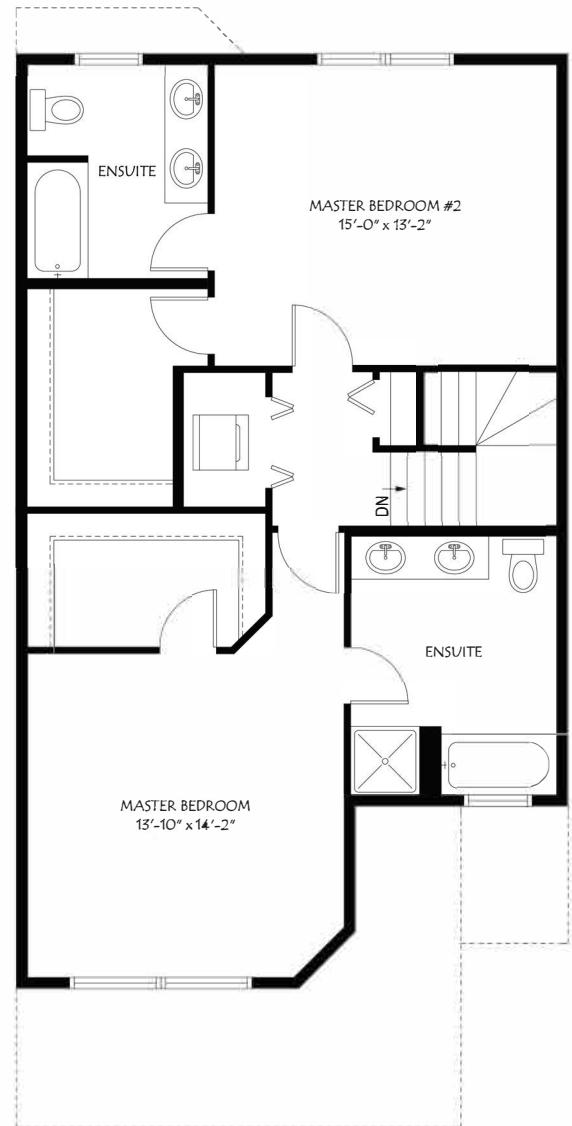
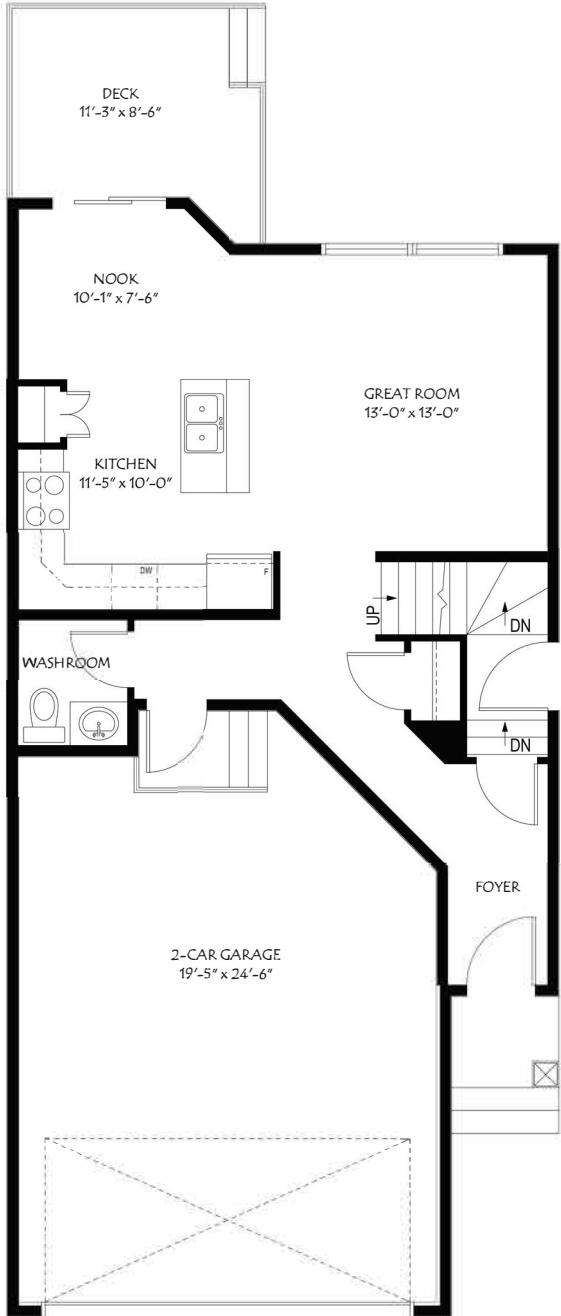


MAIN FLOOR
616 SQFT

SECOND FLOOR
930 SQFT

MODEL C - MONTANE

1531 SQFT

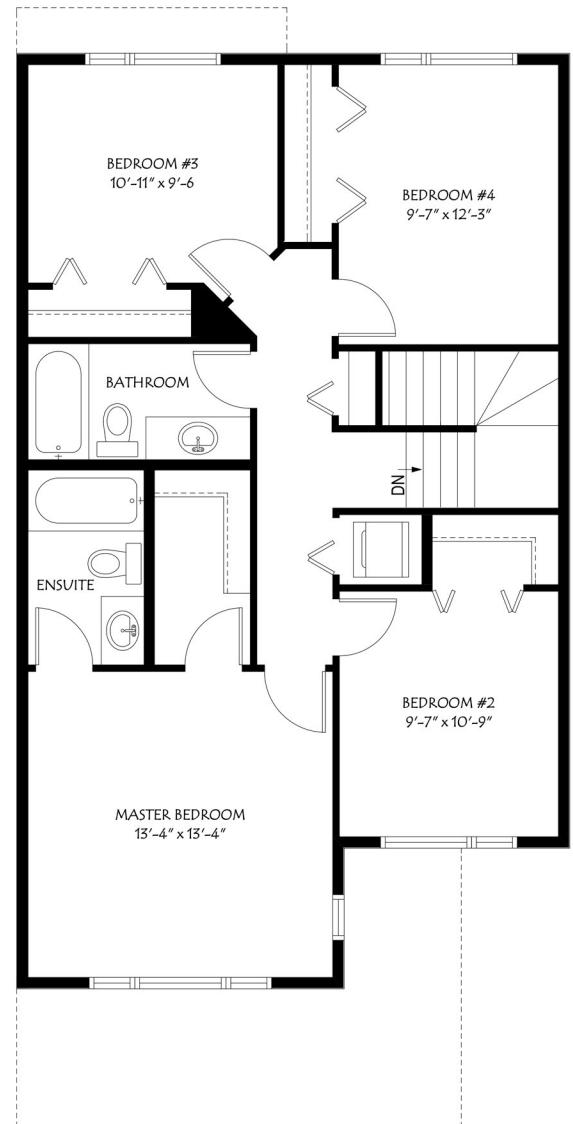
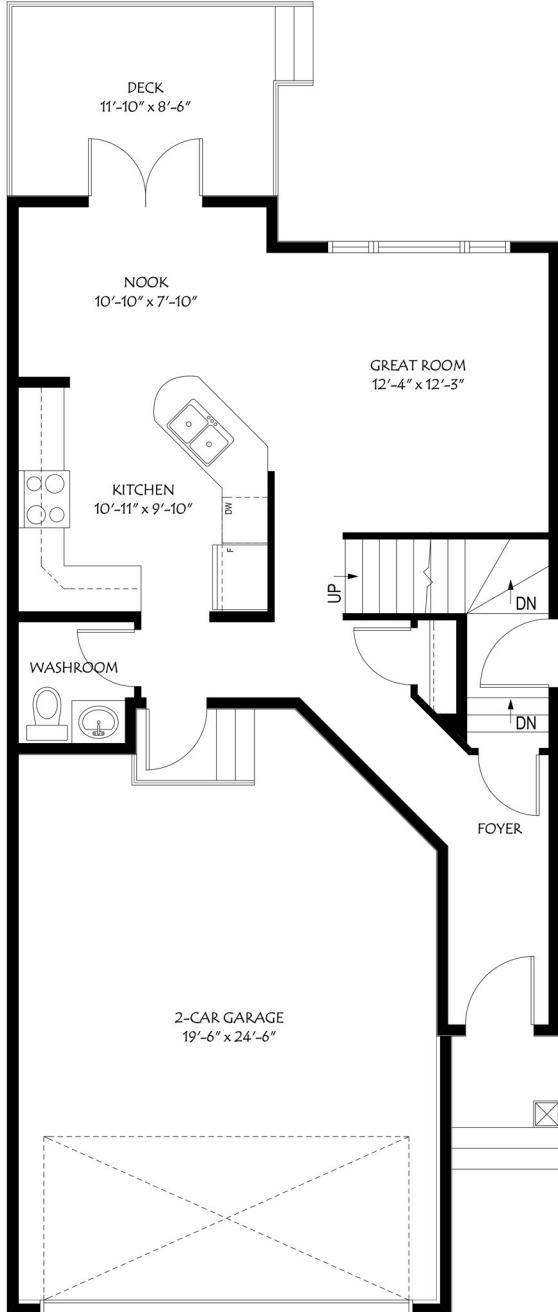


MAIN FLOOR
617 SQFT

SECOND FLOOR
914 SQFT

MODEL D - PRAIRIE

1536 SQFT



MAIN FLOOR
603 SQFT

SECOND FLOOR
933 SQFT

MODEL E - ASPEN

1561 SQFT



GROUND FLOOR
121 SQFT

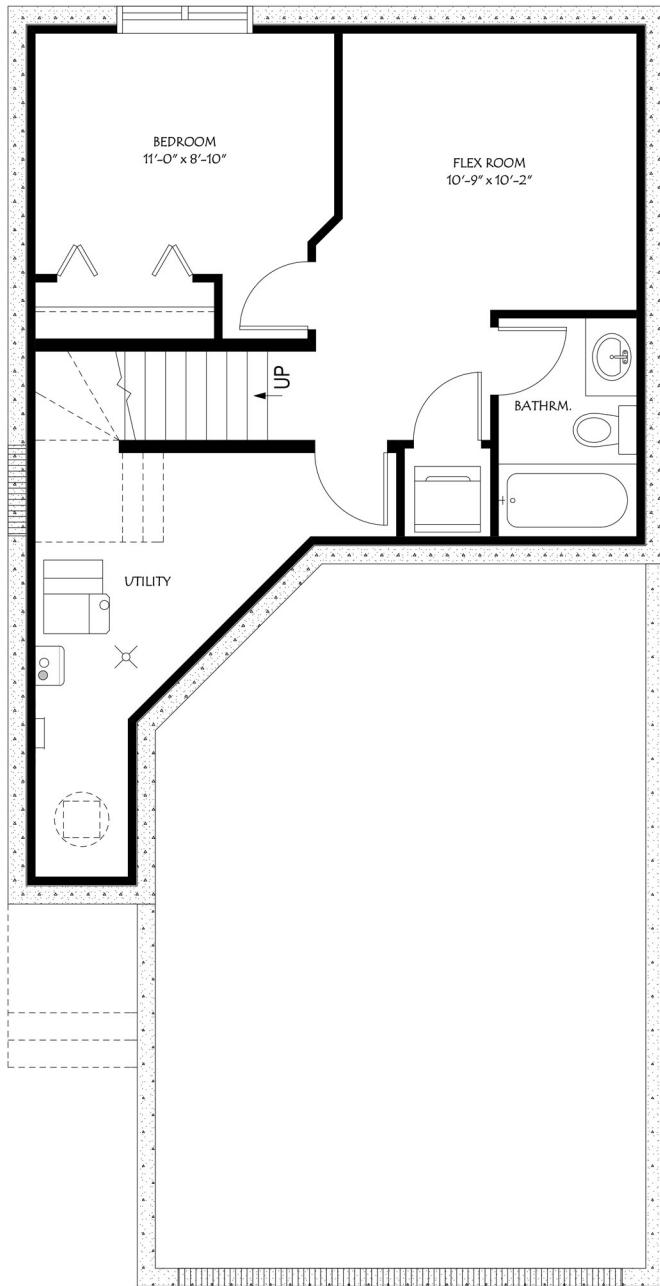
MAIN FLOOR
703 SQFT

SECOND FLOOR
737 SQFT

BASEMENT DEVELOPMENT OPTIONS

\$44,950 (INCLUDES GST)

400 SQFT



BASEMENT DEVELOPMENT INCLUDES:

- FRAMING AND LAYOUT AS PER QUALICO DRAWINGS
- BATHROOM AS PER PLAN - TUBS WILL BE MAXX MODEL KDT3260 TUB SURROUND KIT
- PLUMBING FIXTURES & BATHROOM HARDWARE TO MATCH MAIN FLOOR**
- WET BAR
- STACKING WASHER & DRYER
- VANITY TO MATCH MAIN FLOOR*
- VANITY TOP AS PER QUALICO'S CLASSIC SPECIFICATIONS
- DOORS, TRIM, AND HARDWARE TO MATCH MAIN FLOOR*
- PAINT TO MATCH MAIN FLOOR*
- LIGHT FIXTURES TO MATCH MAIN FLOOR*
- FLOOR COVERINGS TO MATCH MAIN FLOOR*
- UNFINISHED MECHANICAL ROOM
- UNDER STAIR AREA BOARDED AND TAPED BUT NO FINISHING OR FLOORING

*NOT A LEGAL SUITE. WILL MATCH QUALICO SPECIFICATIONS. CUSTOMER / BUILDER UPGRADES WILL NOT AUTOMATICALLY APPLY TO BASEMENT DEVELOPMENT.

FEATURES

GRANITE/QUARTZ COUNTERTOPS

KITCHEN & VANITY ACCENT BACKSPLASHES

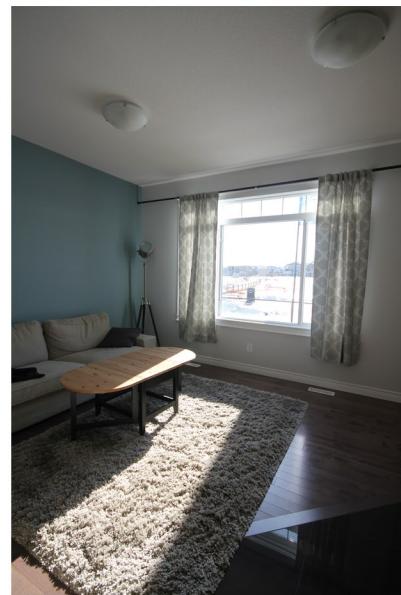
UNDER CABINET LIGHTING

FOUR STAINLESS STEEL KITCHEN APPLIANCE PACKAGE

INGLIS WASHER & DRYER IN DESIGNER WHITE

HARDWOOD FLOORING IN GREAT ROOMS

CERAMIC TILE IN KITCHENS, NOOK, AND BATHROOMS



*PICTURES ARE EXAMPLE ONLY

ALBERTA NEW HOME WARRANTY PROGRAM (ANHWP)

WARRANTY COVERAGE PRIOR TO POSSESSION (MULTI-FAMILY)

Deposit Insurance

this is an optional product offered by the ANHWP but not mandated by the government to be offered. Purchaser deposits are insured for 20% of the total home price excluding land to a maximum of \$50,000 (project specific and may fluctuate). This means that in the event of default by a Builder Member, the purchaser's investment is covered from the time a deposit is made and ends upon the warranty commencement date. (Commences upon payment of initial deposit under the purchase agreement and ends upon unit mandatory warranty commencement date).

WARRANTY COVERAGE AFTER POSSESSION (MULTI-FAMILY)

1 Year Workmanship and Material

Offers coverage for defects in materials and labour which include items such as flooring and fixtures for a period of one year starting on the warranty commencement date

2 Year Delivery and Distribution Systems

Offers coverage for defects in materials and labour related to delivery and distribution systems including heating, electrical and plumbing systems within the unit for a period of two years starting on the warranty commencement date

Unit Warranty Coverage Limit

The lesser of the purchase price paid (excluding land) and \$130,000. (Coverage limit for a unit registered under a condominium plan).

WARRANTABLE COMMON PROPERTY PROTECTIONS

1 Year Workmanship and Material

Offers coverage against defects in materials and labour in the common property for a period of one year starting on the warranty commencement date

2 Year Delivery and Distribution Systems

Offers coverage for defects in materials and labour related to delivery and distribution systems including heating, electrical and plumbing systems for a period of two years starting on the warranty commencement date

5 Year Building Envelope Coverage

Offers coverage against defects in the building envelope for a period of five years starting on the warranty commencement date

Additional 2 Year Building Envelope (optional)

Only the Builder Member may opt for this coverage at the time of the project application). Optional building envelope coverage protects purchasers from defects in the building envelope for an additional period of two years extending the coverage period to a maximum of seven years from the warranty commencement date

10 Year Structural

Offers coverage against structural defects for a period of ten years starting on the warranty commencement date

COMMON PROPERTY WARRANTY COVERAGE LIMITS

For warrantable common property in a multi-family dwelling, or for the property for which a condominium corporation is responsible under its bylaws, the lesser of \$130,000 (excluding land) times the number of single dwelling units in the condominium or multi-family dwelling to a maximum of \$3,300,000

ADDITIONAL LIVING EXPENSE PROTECTION

If a new home is uninhabitable as a result of a defect or during the rectification of a defect, then reasonable living expenses incurred by the insured will be payable by the Program to the insured to a maximum of \$150 per day (not to exceed \$15,000)

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PROPOSED MONTHLY CONDO FEES

The following values are an estimate for the monthly condominium expenses derived from the historical costs of previous projects of a similar design.

MANAGEMENT	\$40.00
Property management	
Start-up / bank charges	
Miscellaneous	
UTILITIES	\$80.00
Electricity	
Water & sewer	
Solid waste removal	
EXTERIOR MAINTENANCE	\$60.00
Grounds maintenance	
Snow removal (roadway and walkways)	
INSURANCE	\$50.00
Units & common property	
CONTINGENCY	\$5.00
RESERVE FUND	\$40.00
<hr/>	
PROPOSED MONTHLY CONDO FEES	\$275.00
ESTIMATED YEARLY PROPERTY TAX	\$2000.00

The estimated amount of the operating expense budget, as set out above, has been determined on a reasonable economic basis using current information available to the developer. The passage of time could have an impact on the assessed values of the amounts of this expense budget.

THE WOODS

SPECIFICATIONS

The **Q** highlights the Qualico Advantage. These are items that Qualico knows are important and feels you deserve in your new Fort McMurray Home.

FOUNDATION SPECIFICATIONS

FOUNDATION WALLS

- 8" thick 25mpa air entrained concrete mix
- Reinforced with 10m & 15m rebar grid
- 9' foundation walls
- Double coat Asphalt emulsion damp proofing and Delta MS building wrap applied to below grade portion of house walls
- Perforated "Big O" weeping tile complete with high grade 3/4" drain rock

BASEMENT FLOOR

- 4" thick 25mpa concrete mix on 8" deep crushed rock base
- Steel trowel finish
- Q • Painted grey with approved concrete paint

GARAGE

- 4" thick 32mpa air entrained concrete floor
- Reinforced with 2' x 2' 10m rebar grid
- Broom finish complete with control joints
- 2" - 4" rear to front slope
- Full depth 8" concrete garage foundation walls

FRAMING SPECIFICATIONS

FLOOR

- Engineered Truss Joist system with 23/32" T+G OSB glued and screwed floor sheathing
- Housed stringer, closed rise stairs

ROOF

- Engineered Roof Trusses and components, 7/16" OSB roof sheathing

WALLS

- Q • 9' main floor ceilings
- 2" x 6" spruce exterior walls sheeted with 3/8" OSB and placed 16" on centre
- 2" x 4" spruce interior walls placed 24" on centre or as per plan

BUILDING ENVELOPE SPECIFICATIONS

ROOF

- Q • IKO Cambridge 30 year Architectural asphalt shingles c/w drip edge to match metal colour
- Shingles laid over 15lb roofing felt
- Valleys, plumbing stacks, roof vents, and eaves protected with IKO Ice and Water Shield membrane

WINDOWS AND DOORS

- Titan and Carriage Series by All Weather Windows
- Double Glazed Argon filled Low E windows
- PVC window frames and jambs c/w screens and handles
- Insulated Fiberglass Entry Doors with metal clad wooden jambs

EXTERIOR WALLS

- Vinyl siding as per plan
- Aluminum soffit and fascia as per plan
- Decorative trim and cladding as per plan
- Aluminum eavestroughs and down spouts
- Q • Exterior Envelope complete with 2 layers of building paper galvanized flashing; all joints/penetrations sealed with peel and stick membrane
- R-20 friction fit fiberglass batts
- Low expansion Spray Foam around all windows, doors, and penetrations
- 6mil poly vapor barrier
- Poly hats on all exterior receptacles
- 1/2" drywall (moisture resistant in tub/shower locations)

ATTIC/CEILING

- Q • R-60 attic insulation (R-20 fiberglass batts plus R-40 blown in cellulose insulation)
- Low expansion Spray Foam around all penetrations 6mil poly vapor barrier
- 1/2" CD drywall
- Insulated, sealed attic hatch

MECHANICAL SPECIFICATIONS

PLUMBING

- 3 piece Basement Bathroom rough in
- Plumbing rough-in for future basement laundry
- Plumbing rough-in for future wet bar
- 1 Frost Free Hose Bib in garage as per plan
- Laundry connections
- Dishwasher connection
- Water line to refrigerator
- American Standard fit right toilets in white finish
- American Standard Colony bathroom basins in white finish c/w delta innovations single lever faucets
- Maxx fiberglass tub/showers in white finish c/w Delta monitor faucet
- Q • On Demand Hot Water System
- Double Stainless Steel Kitchen Sink
- Delta Pilar stainless steel kitchen faucet c/w side sprayer
- Q • Central Vacuum System rough-in

HEATING AND VENTILATION

- American Standard 95% Efficient Natural Gas Forced Air Furnace
- General Air Fan Assisted Humidifier
- Q • Central Exhaust Bathroom Fan System interlocked with furnace
- Q • Programmable Thermostat
- Main floor Humidistat
- Bath fan rough in to future basement bathroom
- Dryer vent to exterior
- Over the range microhood vented to exterior
- White finish on all floor registers and cold air returns
- Q • All duct work Power Vacuums before possession

ELECTRICAL

- 100 amp service
 - Copper wiring
 - Smoke and Carbon Monoxide detectors as per code
 - 2 Exterior Weather Resistant GFCI receptacles on individual circuits
 - CAT5 prewired to all bedrooms, kitchen, and living room
 - Coaxial cable prewired to all bedrooms and living room
 - 220 v. Range connection
 - 220 v. Dryer connection
 - Recessed lighting as per plan
 - White decora style switches and receptacles
 - Builder's light fixture package with pewter finish
- Q**
- High Efficiency Mini Fluorescent bulbs
 - Front door chime

INTERIOR SPECIFICATIONS

PAINT AND STAIN

- One prime coat and 2 finish coats of high quality interior paint
 - Doors, trim, mantels, and plant shelves sprayed trim colour
- Q**
- Railings stained to match cabinet color
 - Knock down ceiling texture

MILLWORK

- Stained and lacquered maple wall mount railings
- Painted mdf colonial style casing and base board complete with plinth blocks and architrave top molding
- Plant shelves as per plan
- Painted mdf shelving
- Painted interior doors with painted mdf jambs
- Bi-folds on all closets
- Hemlock wall mounted hand rail to basement

HARDWARE

- Weiser Galiano lever style handles - privacy on master bedroom and all bathrooms
- Weiser front handle and lock set on front door
- Other exterior doors have Weiser Galiano handles with deadbolts keyed alike
- Mirrors in all bathrooms
- Pewter spring and hinge stop
- Taymor Azure pewter toilet paper holders
- Taymor Azure pewter towel bars
- Pewter house numbers
- 1 Medicine cabinets

CABINETS

- Q**
- Solid maple doors
 - Quick release European style hinges
- Q**
- Solid drawer fronts
 - Solid maple crown molding
 - Kitchen tops complete with Tile Backsplash

COUNTERTOPS

- Granite or Quartz as per Interior Colour Chart

FLOORING

- Q**
- Mercier 3/4" Canadian made Hardwood Flooring installed as per predetermined floor layout
 - 100% Continuous Filament Solution Dyed Ultra Soft Polyester carpet with 7lb under padding installed as per predetermined floor layout
- Q**
- Ceramic Tile flooring (various brands) laid over 1/2" plywood glued and screwed as per predetermined floor layout

APPLIANCES

- Frigidaire Stainless Steel OTR Microwave
- Frigidaire Stainless Steel Dishwasher
- Frigidaire Stainless Steel Self Cleaning Range
- Frigidaire Stainless Steel Frost Free Refrigerator
- Frigidaire Front Loading Washer & Dryer

EXTERIOR SPECIFICATIONS

PARKING & SIDEWALK

- Exposed aggregate front stairs

DECK

- 12' deep x 12" piles with sonotube at top 3' - Includes reinforced steel
- 3 ply 2" x 10" all weather wood beam construction
- 6" x 6" all weather wood support posts anchored to piles
- 2" x 8" all weather wood joist construction @ 16" on center
- 5/4" all weather wood decking
- 4" x 4" all weather wood newel posts
- 2" x 4" all weather wood handrails and guards
- 2" x 2" all weather wood spindles

EXTERIOR FEATURES

- Aluminum handrails as required
- Complete Landscaping as per approved landscape drawing

GENERAL CONDITIONS

- Specifications subject to change without notice or obligation
- Variations of these specifications may occur due to the unique characteristics of individual plans, building lots or Architectural Controls
(Errors and omissions allowed)

AMENITIES

SCHOOLS

Ecole McTavish Junior High School
Holy Trinity High School
St. Martha Elementary School

SHOPPING

Chocolates & Candlelight
Extra Foods
Riverstone Shopping Plaza
Save On Foods
Shoppers Drug Mart

SERVICES

Achieve Wellness
Canada Post
Chatters
City Permitting
Fire Hall
License Registry
Oxygen
Phoenix Gym
Police Station
Spoiled Rotten Beauty Boutique
World Nation Gym

FOOD/DRINKS

Boston Pizza
Canadian Brewhouse
Chinese Flavour
McDonald's
Montana's BBQ & Bar
Starbucks Coffee

BANKS

Bank of Montreal
CIBC
RBC Royal Bank
Scotiabank
Servus Credit Union
TD Canada Trust

CONVENIENCE STORES

Extra Foods Gas Station
Mac's Convenience Store
Petro Canada

