



748 Upland Heights, Vernon BC V1B 2X9

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4607A - 20th Street - Information

As a certified Energuide Builder, we are proud to present for sale, this 1998 square foot three bedroom, 2.5 bathroom, full basement. This home comes with a low maintenance exterior, a great open interior floor plan and multiple future expansion options.

Exterior

- 30 year guaranteed laminate roofing
- Colonial cove vinyl siding accented with Smartboard trim & paneling
- Custom LowE vinyl windows
- Decorative fiberglass front door
- Doors with windows have built in blinds
- Aluminum soffit & gutters
- 10' x 12'6" covered rear deck
- Timber framed covered front deck
- Aluminum handrails
- Both decks built with treated lumber
- Separate basement entry
- Flat lot for easy landscaping
- Concrete sidewalks
- White picket fence
- Alley access
- Parking for three cars
- Optional one or two car garage

Interior

- Open kitchen plan with island and eating bar
- Maple Shaker style cabinets with crown mouldings
- Roll out drawers and spice cabinet
- Tile backsplash with decorative listello border
- Whirlpool Stainless steel fridge, stove, dishwasher, and microwave/hood fan
- 12mm AC4 rated Eurostar German manufactured laminate flooring on main floor
- Smart Strand Stain resistant carpet on upper floor. A sustainable product made with 38% corn content
- Newest style in Masonite doors and trim
- Lever door handles
- Custom wood handrail
- Professionally designed interior package
- Wire shelving in closets
- Rough in alarm system
- Telephone and cable outlets

- Electric fireplace with cabinet set up for TV/Stereo
- Large master bedroom with full ensuite and roughed in ability for A/C
- 125 Amp panel
- Decora plugs and switches
- Full basement designed for family room, full bath, one bedroom and utility room which can easily be converted to a legal basement suite
- Survey is included
- Travellers Insurance Company of Canada 2/5/10 Warranty

Energy Package

- Independent, professional, blower door tested at 1.44 air changes per hour
- Achieved Energuide 81 rating (excellent).
- Energy consumption for space heating and domestic hot water is 11,289 kWh/year equivalent (under assumptions for occupancy, lights and appliance use)
- Estimated total energy bill of \$81 per month (BC Hydro)
- Electric baseboard heat for individual room control
- Vinyl windows with LowE argon glass
- Insulated doors
- Low energy company fluorescent lighting throughout
- Basement under slab R12 insulation
- All exterior walls above and below grade insulated to R20
- R50 ceilings
- 65 gallon hot water tank for extra capacity if suite is finished.
- Full Heat Recovery Ventilation System (air exchanger)

Price: \$348,500 plus GST