



748 Upland Heights, Vernon, BC V1B 2X9
Tel/Fax 1-250-545-3971 email gphomes@shaw.ca

This 1450 square foot three bedroom, 2.5 bathroom full basement home was built by R2000/ Built Green certified, Award winning Gavin Parsons Homes Ltd.

This home comes with a low maintenance exterior, a great open interior floor plan, expansion ability and the option for future carriage home.

Exterior

- 30 year guarantee laminate shingles
- Colonial cove vinyl siding with accent trim & shingle accents
- Custom LowE windows
- Accent fiberglass front door
- Rear door with patio door lite and built in blind
- Aluminum soffit & gutters
- Rear deck set up for optional future roof
- Covered front deck
- Aluminum handrails
- Both decks built with treated lumber
- flat lot for easy landscaping
- Includes concrete sidewalks.
- White picket fence
- Fully landscaped with underground irrigation
- Alley access
- Zoned for future carriage home with all services roughed in.

Interior

- Open kitchen with island and eating bar
- Shaker style Alder cabinets
- Stainless steel fridge, stove, dishwasher, and microwave hood fan
- Pantry with French doors
- Washer/dryer with built in cabinets above
- Hardwood flooring on main floor
- Carpet on Upper floor
- Custom doors and trim
- Custom wood handrail
- Professionally designed interior colour package
- Wire shelving in closets
- Rough in vacuum and alarm system
- Telephone and cable outlets in all bedrooms
- White faux wood venetian blinds throughout

(2)

- Electric fireplace with cabinet set up for T.V/Stereo
- Full basement designed for family room, bull bath, utility room and one bedroom
- Large master bedroom with full ensuite and walk in closet
- 200 Amp panel
- Decora plugs and switches

Energy Package

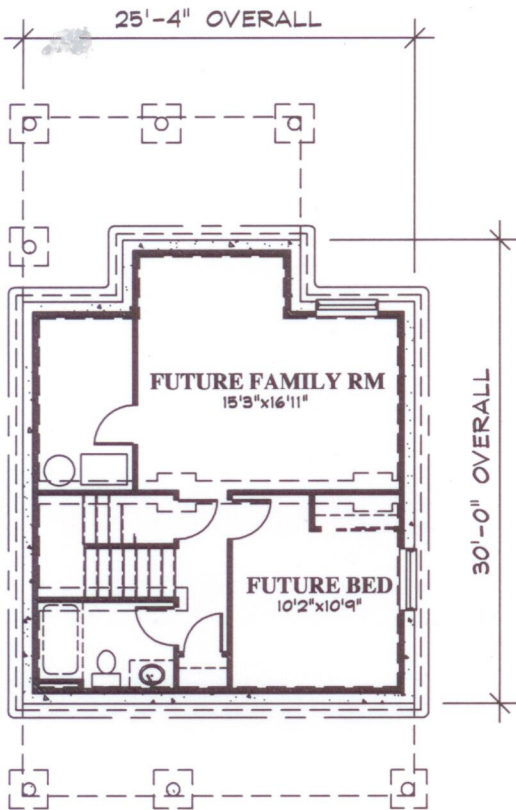
- Full blower door tested (2.4 air changes per hour)
- Achieved Energuide 80 rating
- Vinyl windows with LowE argon glass
- Insulated doors
- Basement under slab R12 insulation
- All exterior walls above and below grade insulated to R20
- R50 ceilings
- High efficiency gas furnace
- Full Heat Recovery Ventilation System

Note: The home has an official bank appraisal of \$390,000.00.
An assumable Bank mortgage is in place, so there are minimal legal costs.
A legal survey has also been done.

Price: \$378,500.00

Company website. www.parsonsfamilyhomes.com

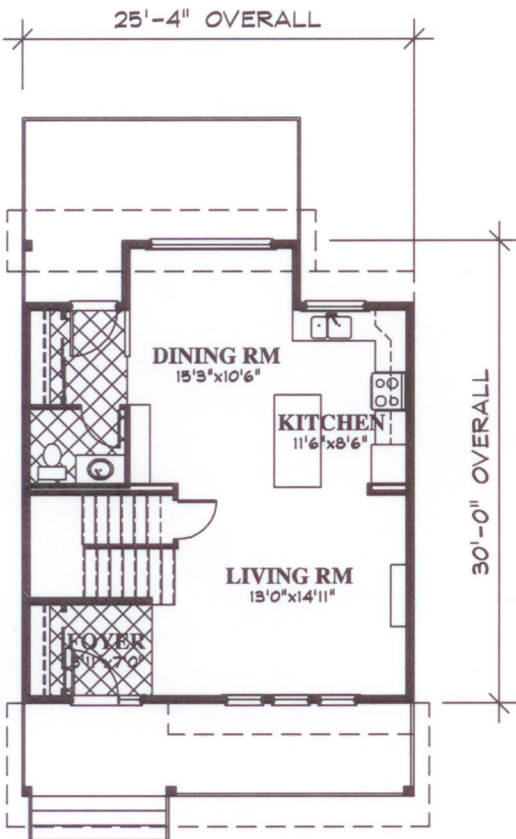
4607 20th Street



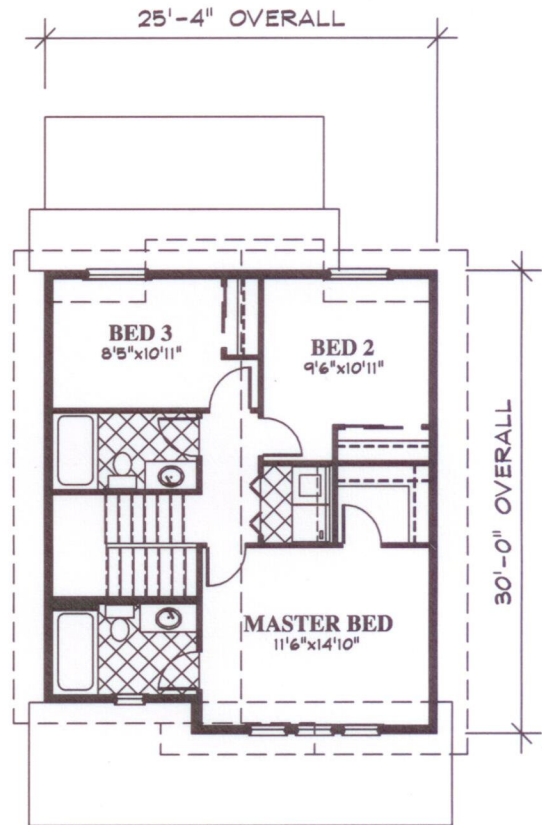
BASEMENT FLOOR PLAN
UNFINISHED



WEST ELEVATION



GROUND FLOOR PLAN
705 SQ.FT.



SECOND FLOOR PLAN
741 SQ.FT.