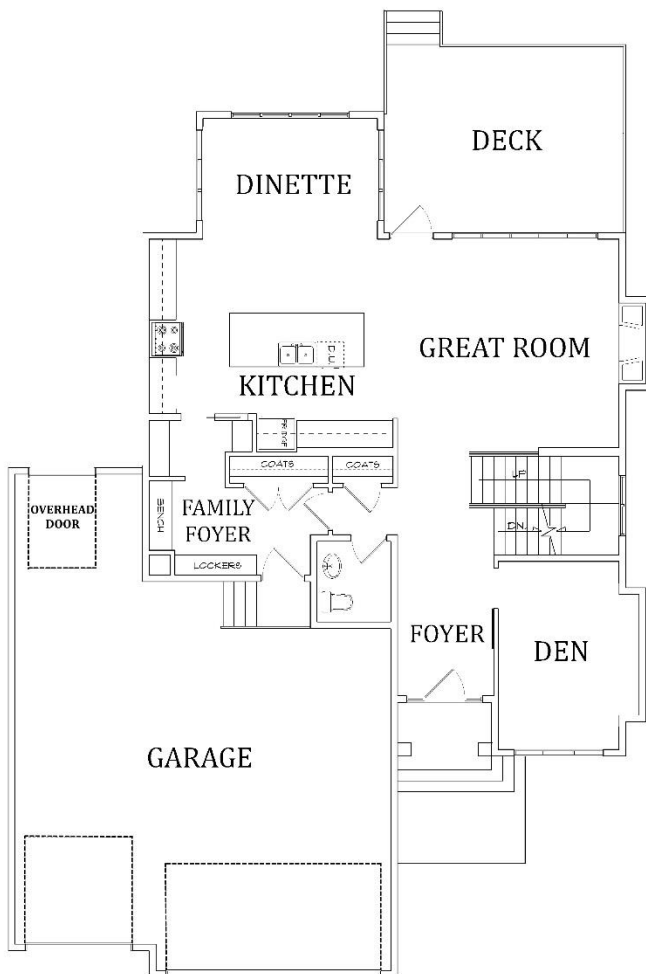


THE LOGAN - 3065 sq.ft.

698 Howatt Drive SW

\$1,077,700.00

includes house, lot, GST and appliances
Featuring 10' main floor walls and 9' upper floor walls. 4 upper level bedrooms plus 3 upper floor bathrooms. Showcasing an oversized 3 car garage with extra storage space and overhead door to the rear yard!



Main Floor 1280 sq.ft.



Upper Floor 1785 sq.ft.

THE LOGAN - 3065 sq.ft.

698 Howatt Drive SW

\$1,077,700.00

includes house, lot, GST and appliances
Featuring 10' main floor walls and 9' upper floor walls. 4 upper level bedrooms plus 3 upper floor bathrooms. Showcasing an oversized 3 car garage with extra storage space and overhead door to the rear yard!



Home features include:

Exterior Features

- Acrylic stucco exterior with 2" styrofoam insulation and manufactured stone
- Exposed aggregate driveway and poured in place exposed aggregate concrete front steps
- Large raised deck with vinyl decking and glass railings

Mechanical features

- 2 zone heating system with a high efficiency furnace
- Heat Recovery Ventilation system (HRV)
- 65 gallon quick recovery, high output hot water tank
- Touch-screen programmable thermostats
- Gas line completion for BBQ
- Central vacuum system rough-in
- 2 Garage floor drains

Construction Features

- 10' high main floor walls / 9' high upper floor walls
- 9' basement walls
- Black exterior triple pane windows
- R50 attic insulation and spray foam rim joists
- RESBAR sound bar system on upper floor ceiling
- 3/4" FIR plywood on subfloor
- "Future ready" with roof layout support and electrical rough-in for solar panels and electrical outlet in garage for electric car

Interior features

- Well appointed custom cabinetry with quartz countertops throughout
- Engineered hardwood flooring in the great room, kitchen, dinette, powder room and main hallway
- Modern gas fireplace with full tile wall surround
- Custom built bench and lockers in the family foyer
- Finished staircase to the basement
- California textured ceilings through out
- 8 outlet structured wiring package
- 3 occupancy sensors and switches
- USB plug outlet in pantry
- Decora screwless electrical cover plates
- Custom tile shower walls with 10mm frameless glass and a freestanding bathtub in ensuite
- Solatube lighting system in laundry room
Emergency drain under washing machine in laundry room
- Barn sliding door to den
- Garage to be drywalled, taped and painted (1 coat)

**We would love to build
your custom home.**