

MASTER HOME BUILDER  
**MASON MARTIN**  
**HOMES.COM**

**UNDER CONSTRUCTION - AUGUST 2024 POSSESSION**

# Spruce Street Villas

in Springbrook

**\*NO CONDO FEES\***



**\$349,900**

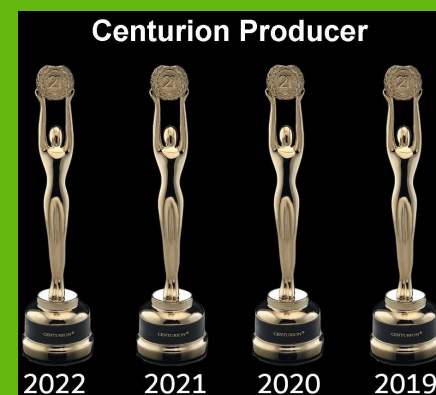
**INCLUDES FINISHED BASEMENT**

- 3 BEDROOM TOWNHOME
- OVERSIZED DETACHED SINGLE GARAGE
- CLOSE TO GASOLINE ALLEY AMENITIES
- ABUNDANCE OF TRAILS AND RECREATION



**BEST CUSTOMER EXPERIENCE WINNER 2020**

**Brad Warkentin**  
 Century 21 All Stars Realty Ltd



**403-993-8238**  
**home4u@telus.net**

**MASON MARTIN**  
**HOMES.COM**

MASTER HOME BUILDER **PERFORMANCE DESIGNED**

# Spruce Street Villas

in Springbrook

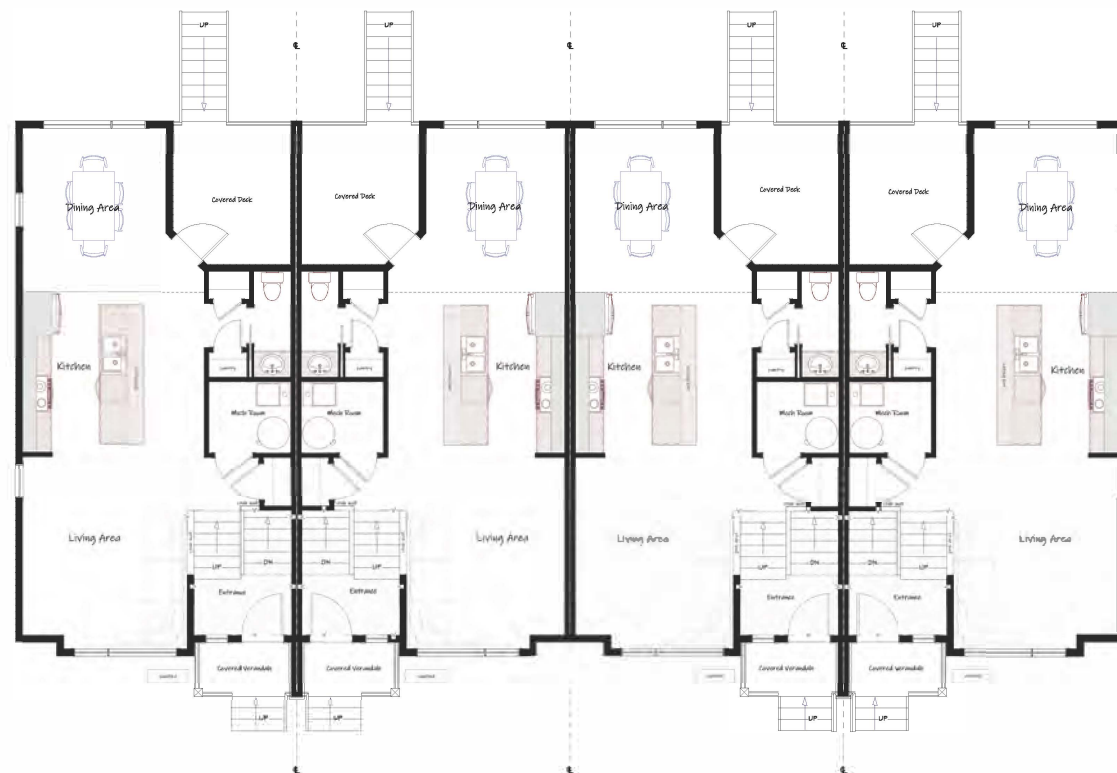
3 BEDROOM TOWNHOMES

**\*NO CONDO FEES\***

**ONLY**

**\$349,900**

MASTER HOME BUILDER  
**MASON MARTIN HOMES.COM**



**MAIN FLOOR**  
*\*Floor plan not exactly as shown*



**BASEMENT**

**INTERIOR**

- FLAT PANEL TEXTURED MELAMINE CABINETS WITH 39" HIGH UPPER CABINETS AND A SET OF POT & PAN DRAWERS
- DELTA OR MOEN FAUCETS WITH CHROME FINISH
- TILE AROUND TUB/SHOWER UNITS
- TILE ON VANITY
- STAINLESS STEEL WHIRLPOOL APPLIANCES
- WOOD GRAIN VINYL PLANK THROUGHOUT MAIN FLOOR AND BATHROOMS
- CARPET THROUGHOUT BASEMENT (EXCEPT BATHROOMS AND LAUNDRY)
- ONE-PIECE TUB/SHOWER UNITS
- MODERN 3 1/2" CASING AND 4" BASEBOARDS (FLAT PROFILE)
- 9' ISLAND
- 9' CEILING HEIGHT (MAIN FLOOR)

**EXTERIOR**

- PREMIUM VINYL SIDING AND CORRUGATED METAL ACCENT
- SMART BOARD TRIM AROUND FRONT WINDOWS AND DOORS
- LIFETIME ASPHALT SHINGLES
- CONCRETE FRONT STEPS
- DURADEK REAR DECK WITH COMPOSITE STAIRS
- ALUMINUM RAILING ON DECKS

**MECHANICAL**

- HEAT RECOVERY VENTILATION SYSTEM
- LOW FLUSH TOILETS
- HIGH EFFICIENCY FURNACE
- 75 GALLON HOT WATER TANK
- PROGRAMMABLE THERMOSTAT
- SPRAY FOAM RIM JOISTS
- LED LIGHTS AND LED POT LIGHTS

**STRUCTURE**

- 24" ON CENTER 2X6 WALLS
- PARTY WALL WITH 2X6 STUDS, 16" ON CENTER AND 5/8" DRYWALL
- ROXUL SAFE AND SOUND WITH RESILIENT CHANNEL AND 1" SPACE

**ADDITIONAL**

- LEGAL FEES COVERED WITH USE OF MASON MARTIN HOMES LAWYER
- WARRANTY COVERED BY ALBERTA NEW HOME WARRANTY
- 2 WARRANTY AND CUSTOMER SATISFACTION INSPECTIONS AFTER POSSESSION

<p><b>High Efficiency</b></p> <p>High Efficient Rheem Hot Water Lenox Furnace</p>	<p><b>LUTRON</b> Caseta Smart Phone App</p> <p>- Safe Entry - Light Control - Heating - Compatible - Expandable Home Automation</p>	<p><b>Windows</b></p> <p>Triple Pane Low E Windows as per Plan</p>	<p><b>Interior Design</b></p> <p>Pick Your Colours with our Designer</p>	<p><b>Exterior</b></p> <p>Low Maintenance 30 Year Shingles</p>	<p><b>Cabinetry</b></p> <p>Design Your Kitchen with a Generous Allowance</p>
<p><b>Electrical</b></p> <p>Programmable Bath Fans Personalized Electrical Layout</p>	<p><b>Programmable HRV</b></p> <p>Energy Efficient Pure Fresh Air</p>	<p><b>Appliances</b></p> <p>Premium Selection</p>	<p><b>Basement</b></p> <p>Custom Basement Development Available</p>	<p><b>Financing</b></p> <p>Get You The Best Rate</p>	<p><b>Tell Us</b></p> <p>We Are Listening, It's Your Home</p>