

INNOVATIVE • FUNCTIONAL      SAFE • EFFICIENT • HEALTHY

# TimberRock Villas

in Timberlands North

- 3 & 2 BEDROOM TOWNHOMES -1370 Sq Ft
- WALKING DISTANCE TO SHOPPING, RESTAURANTS AND AMENITIES
- ABUNDANCE OF TRAILS AND RECREATION
- JUST OFF 67TH ST AND 30TH AVE IN TIMBERLANDS NORTH
- **NO CONDO FEES!!**

**\$389,900** "Includes Garage"



# LOCAL EST. 1990

Master Home Builder  
with Alberta New Home Warranty Since 1991  
30 Year Service Award



THE NEW HOME WARRANTY  
INSURANCE (CANADA)  
CORPORATION



MASTER HOME BUILDER

# MASON MARTIN HOMES.COM

PERFORMANCE  
DESIGNED

# Brad Warkentin

Century 21 All Stars Realty Ltd

Centurion Producer



2022 2021 2020 2019

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# TimberRock Villas

in Timberlands North



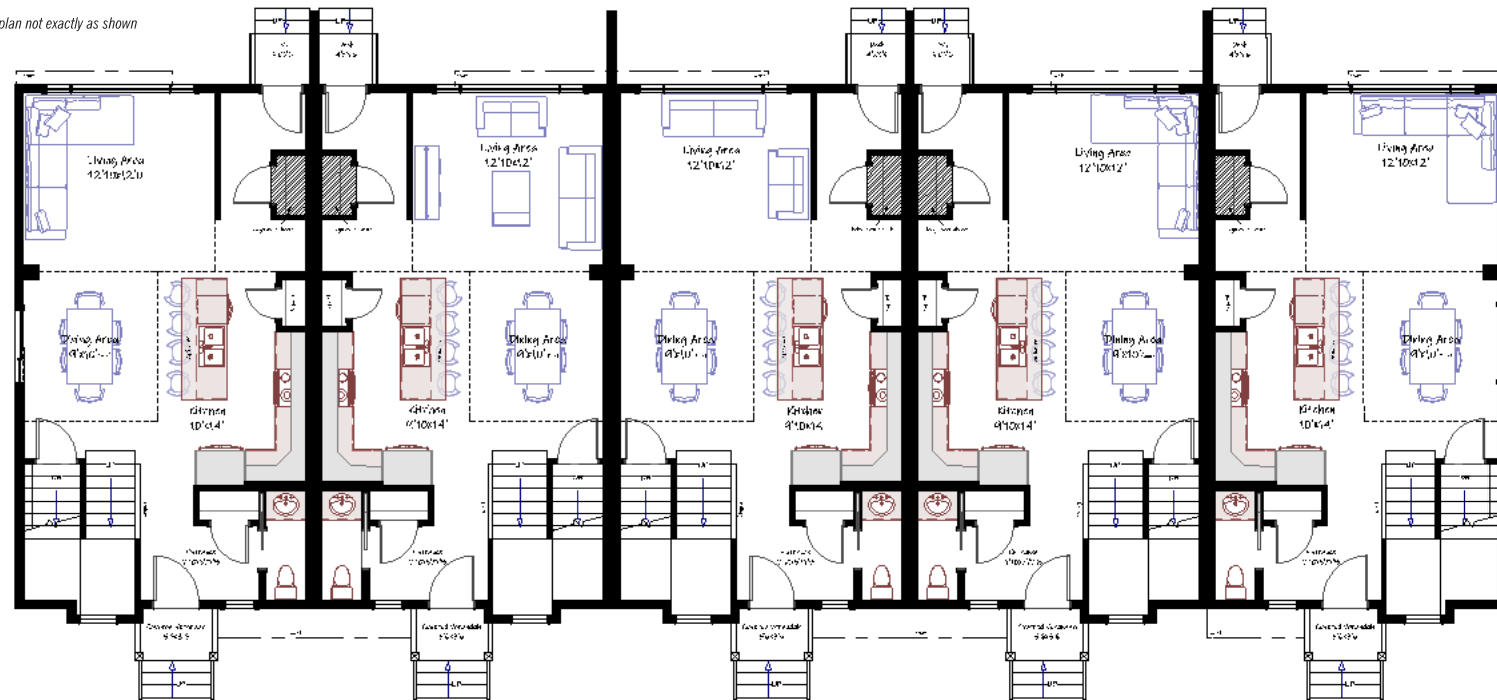
**NO CONDO FEES**

- PREMIUM FEATURES
- LARGE DETACHED GARAGES AVAILABLE
- CLOSE TO SHOPPING AND RECREATION

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

## MAIN FLOOR

\*Floor plan not exactly as shown



## UPPER FLOOR

\*Floor plan not exactly as shown



### INTERIOR

- OPEN CONCEPT DESIGN WITH 9' CEILINGS
- FLAT PANEL SOFT CLOSE CABINETS WITH 39" H UPPER CABINETS AND POT & PAN DRAWERS
- FULL HEIGHT TILE KITCHEN BACKSLASH
- TILE AROUND TUB/SHOWER UNITS
- TILE BACKSLASH ON VANITIES
- STAINLESS STEEL APPLIANCE PACKAGE
- LUXURY VINYL PLANK THROUGHOUT MAIN FLOOR AND BATHROOMS
- ONE-PIECE TUB/SHOWER UNITS
- MODERN CASING AND BASEBOARDS (FLAT PROFILE)
- 8" 6" QUARTZ ISLAND
- QUARTZ COUNTERTOPS THROUGHOUT
- LED POT LIGHTS
- PREMIUM INTERIOR HARDWARE
- MODERN HORIZONTAL SPINDLE RAILING

### EXTERIOR

- PREMIUM VINYL SIDING, BOARD & BATTEN AND LUX METAL ACCENT
- SMART BOARD TRIM AROUND FRONT WINDOWS AND DOORS
- LIFETIME ASPHALT SHINGLES
- EXTERIOR ALUMINUM RAILING
- TRIPLE PANE VINYL WINDOWS (CASEMENT WINDOWS AS PER PLAN)

### MECHANICAL

- HEAT RECOVERY VENTILATION SYSTEM
- LOW FLUSH TOILETS
- 96% HIGH EFFICIENCY FURNACE
- 80 GALLON ELECTRIC HOT WATER TANK
- PROGRAMMABLE WIFI THERMOSTAT
- LUTRON CASETA SMART HOME SYSTEM

### STRUCTURE

- 24" ON CENTER 2X6 WALLS
- PARTY WALL WITH 2X6 STUDS, 16" ON CENTER AND 5/8" DRYWALL
- ROXUL SAFE AND SOUND BAR WITH RESILIENT CHANNEL AND 1" SPACE
- SPRAY FOAM RIM JOISTS
- R-50 ATTIC INSULATION

### ADDITIONAL

- LEGAL FEES INCLUDED IF USING SERVUS CREDIT UNION AND MMH LAWYER
- WARRANTY COVERED BY ALBERTA NEW HOME WARRANTY WARRANTY AND CUSTOMER SATISFACTION INSPECTIONS AFTER POSSESSION DURING FIRST YEAR

<b>High Efficiency</b>  High Efficiency Electric Hot Water Tank 96% Efficient Gas Furnace	<b>LUTRON</b> Caseta Smart Phone App  - Safe Entry - Light Control - Heating - Compatible - Expandable Home Automation	<b>Windows</b>  Triple Pane Low E Windows as per Plan	<b>Interior Design</b>  Pick Your Colours with our Designer	<b>Exterior</b>  Low Maintenance Lifetime Shingles	<b>Cabinetry</b>  Design Your Kitchen with a Generous Allowance
<b>Electrical</b>  Programmable Bath Fans Electrical Layout	<b>Programmable HRV</b>  Energy Efficient Pure Fresh Air	<b>Appliances</b>  Premium Selection Stainless Steel	<b>Basement</b>  Custom Basement Development Available	<b>Financing</b>  Legal Fees Included with use of Servus Credit Union	<b>Tell Us</b>  We Are Listening, It's Your Home

\* STANDARD FEATURES AND SPECIFICATIONS SUBJECT TO CHANGE AT BUILDER'S DISCRETION

MASTER HOME BUILDER

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HOMES.COM**

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DESIGNED**



LEGEND

Townhomes	Garage 15'x30'
Lawn	Garage 10'x30'
	Tandem Parking 9'x40'

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THIS PLAN IS CONCEPT ONLY AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE