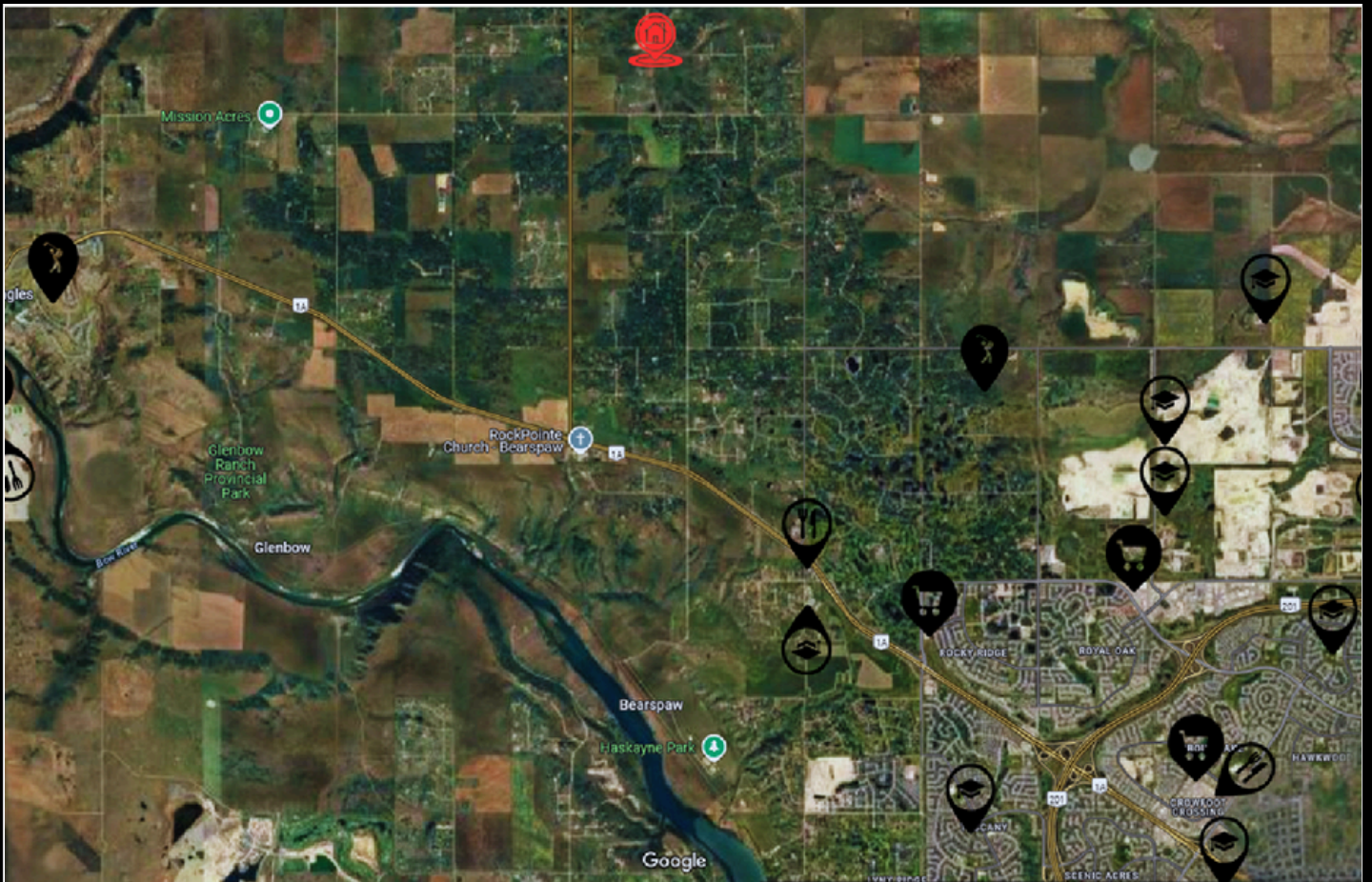


NEW BUILD BY SILVERLAKE HOMES



**7 SILVERHORN TERRACE
BEARSPAW, ALBERTA
COMMUNITY OF SILVERHORN**

DEXTER/CO
LUXURY REAL ESTATE





PROPERTY SPECS

6 BD 7.5 BA 5,462 SF

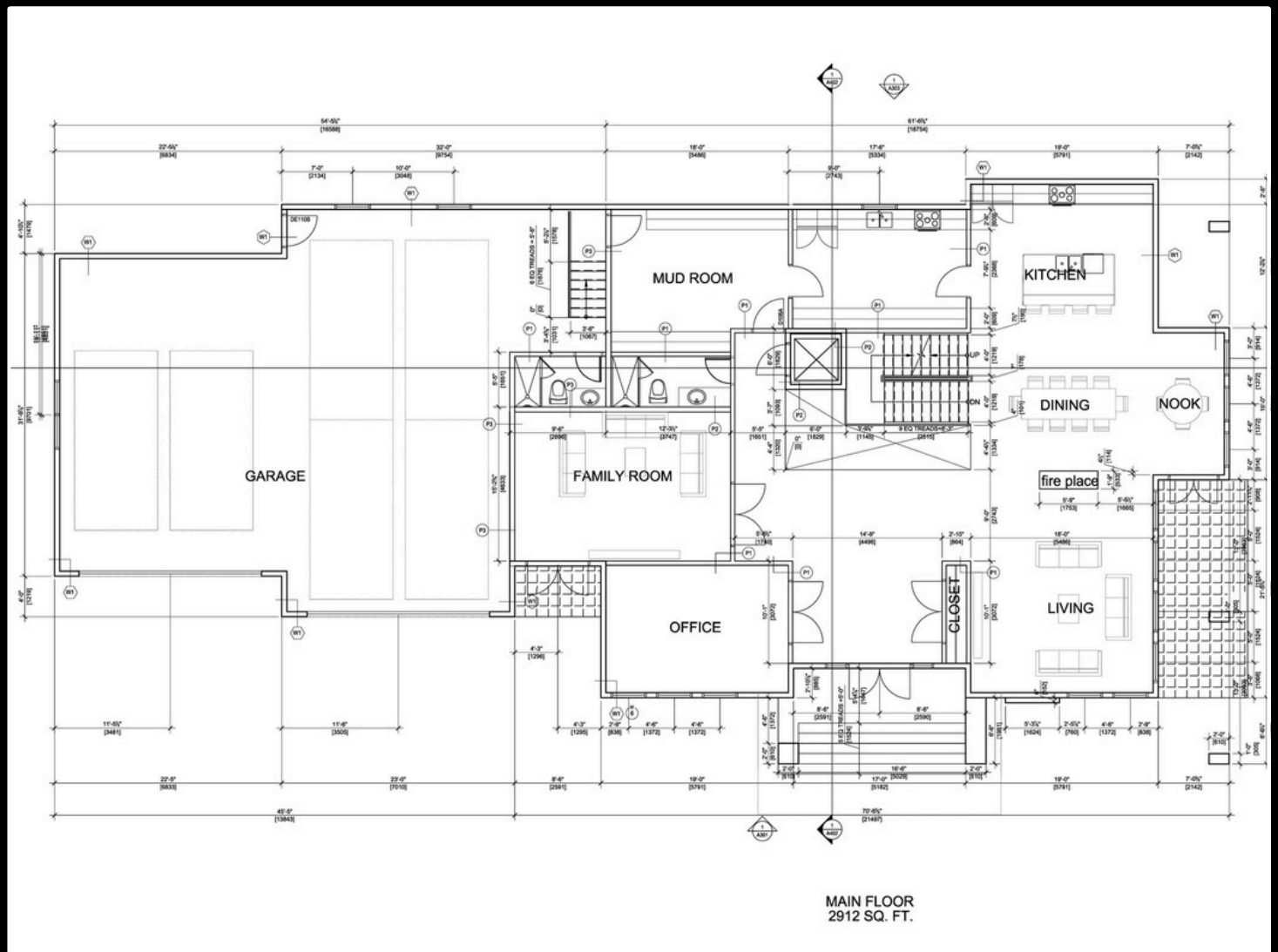
- FOUR BEDROOMS ABOVE GRADE
- SIX CAR GARAGE
- HOME GYM
- HOME THEATRE
- WET BAR & GAMES AREA
- ELEVATOR

PROPERTY STATS

PROPERTY TYPE
YEAR BUILT
TOTAL DEVELOPED SF
ABOVE GRADE SF
LOT SIZE

DETACHED TWO STOREY
2025
8,374
5,462
1.40 ACRES

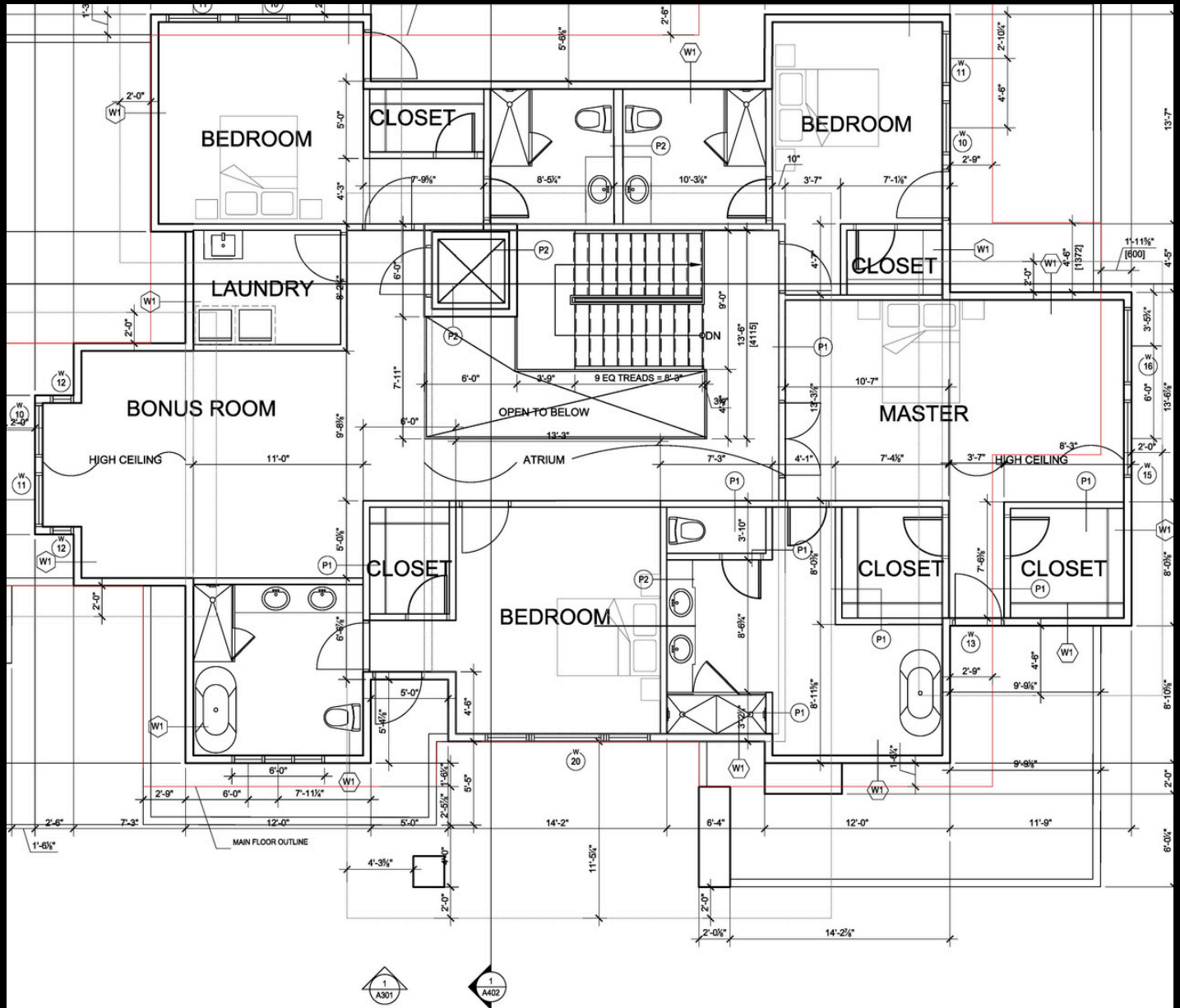
MAINLEVEL FLOORPLAN



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SECOND LEVEL FLOOR PLAN

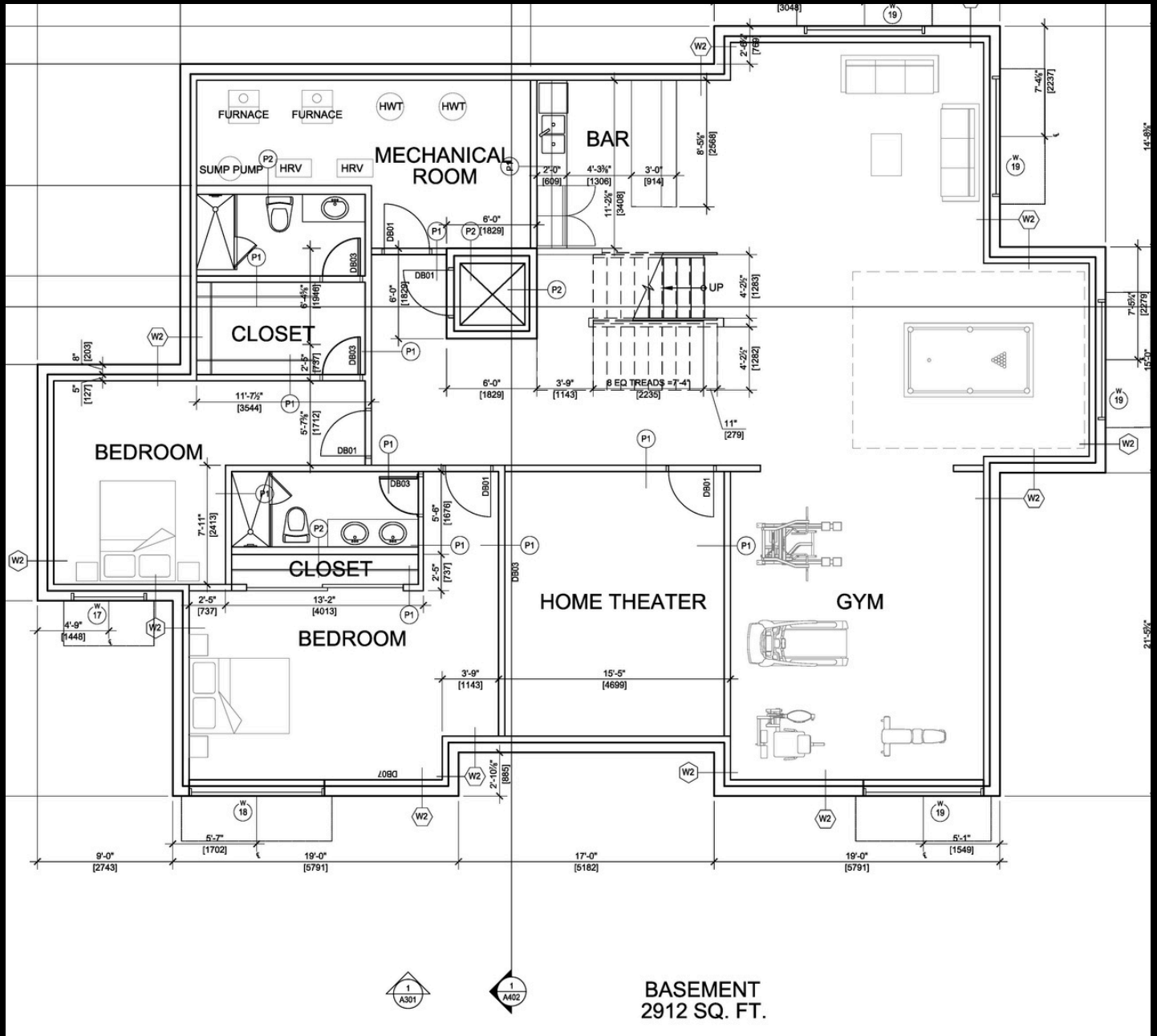


SECOND FLOOR
2550 SQFT

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LOWER LEVEL FLOOR PLAN



HOUSE SPECIFICATIONS



SIZE

The house spans an impressive 5,462 SF above grade, providing ample space for comfortable living.



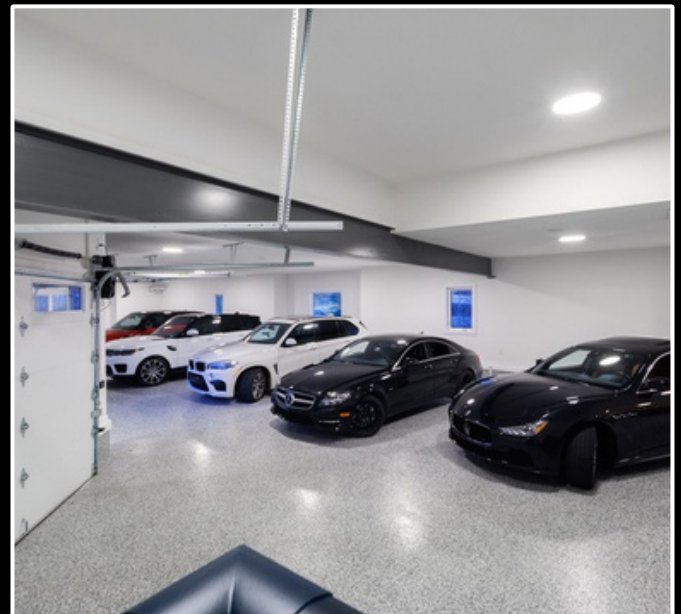
ROOMS

This floorplan consists of 4 bedrooms above grade with ensuite bathrooms. Bonus room can be converted into another bedroom if needed.



BATHROOMS

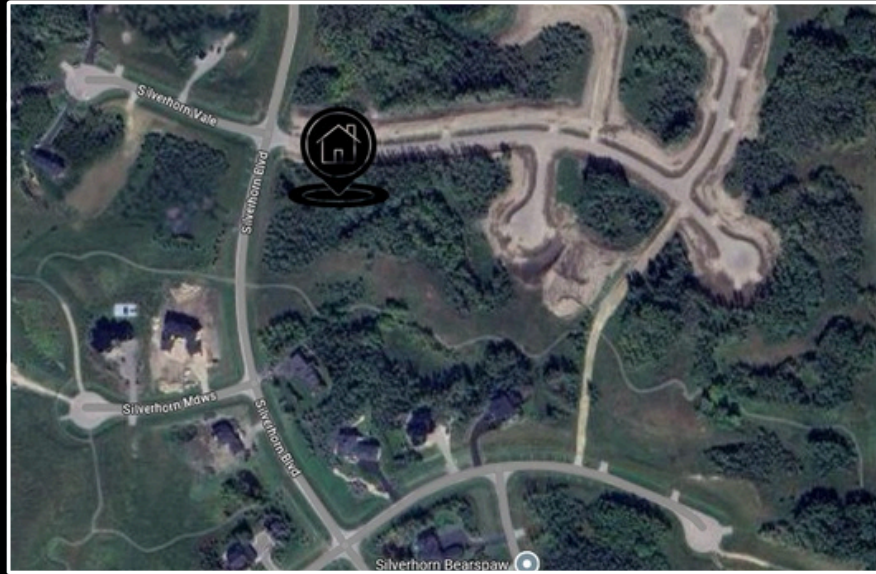
Highlights include 7.5 baths throughout the entire home.



GARAGE

Car enthusiast? Enjoy a large six car garage with its own bathroom.

PROPOSED LOCATION



Location

Nestled in the exclusive community of Silverhorn, this location offers modern living in the perfect rural setting.

Tucked away in an exceptionally private location, yet conveniently close to prestigious schools and essential amenities, this home offers the ideal balance between convenience and acreage living.

Just as Silverhorn is gaining traction as one of Calgary's most sought-after neighborhood's in Alberta, this home offers the perfect opportunity to get your dream home while the community continues to gain value.

The legal address is:

7 Silverhorn Ridge, Bears paw, AB

DISCLAIMER

The building plans, elevations, sections, and detail drawings, along with these specifications, collectively constitute the contract. In the event of any contradictions, the said "specifications" will supersede the said "plans". It is the explicit intent of these specifications and accompanying drawings to encompass every necessary item and component for the structure's completion. Items discussed during planning stages but not specifically shown on plans or specifications will not be considered. No assumptions will be made regarding the inclusion of any item or article unless explicitly noted on plans or specifications.

All necessary permits for project completion are included. In unforeseen circumstances where the specified product cannot be obtained promptly or an unforeseen issue arises during construction, the contractor (Vaastu Homes Inc.) reserves the right to substitute products of equal or superior value.

WARRANTY

Silverlake Homes follows all requirements and is in good standing with Alberta New Home Warranty Program. Warranty documents can be made available for additional details or they can be found on the Alberta Home Warranty website.

FOUNDATION & FRAMING

- Waterproofing Membrane Installed
- 3" Basement Slab
- Ceiling Heights : Basement - 9 ft / Main Floor - 11 ft / Second Floor - 9 ft
- Exterior Walls 2x6

EXTERIOR

1 HARDIE BOARD

Primed hardie board artisan siding.

2 STONE

Ashler natural stone.

3 WINDOWS

Windows will be double pane with metal clad black exteriors.

4 SOFF IT/FASCIA

Metal black fascia and natural cedar wood joists.

5 ROOF

Asphalt shingle roof with walnut longboard.

6 CONCRETE

Exposed Aggregate front walkway with a paved driveway.

7 GARAGE FLOOR

Concrete floor with radiant in-floor heating and an epoxy finish.

8 GARAGE DOORS

Garage Doors yet to be sources. WiFi Garage belt motor will be installed, and 2 transmitters and 1 outdoor keypad will be provided.

PLUMBING

- Fridge Ice/Water Hookups (1)
- Laundry Emergency Drain (1)
- Hot Water Recirculation line to second floor (1)
- Tankless Water Heater (1)
- Gas Lines to Furnaces (2), Water Heater (1), Cooktop (1), BBQ (1), Fireplace (1), Soffit Patio Heater (1) and Garage Heater (1)
- Radiant Heating + Boiler upgrade available - To be discussed

PLUMBING FINISHINGS

Sample plumbing fixtures which are included are shown below. Plumbing fixtures can be changed for similar alternatives. Plumbing Finishes includes the following:

- Kitchen & Bathroom & Garage Sinks
- All Faucets (Kitchen/Bathroom/Garage/etc.)
- All Shower Bases & Tubs (Including Free Standing Tubs)
- Steam Shower Generators & Kits
- Toilets
- Bidets

INSULATION

Rim Joists and Window Surroundings will be spray foamed.
An Air Blower Test will be conducted once insulation is completed to verify an efficient building envelope.

House Attic (Blow)

~R-50

Exterior Walls (Batt)

R-20

Spray Foam (Closed Cell)

Approximately R-28

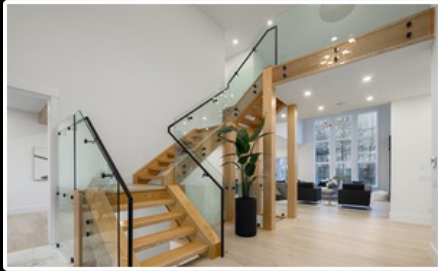
Garage Ceiling (Closed Cell)

Approximately R-28

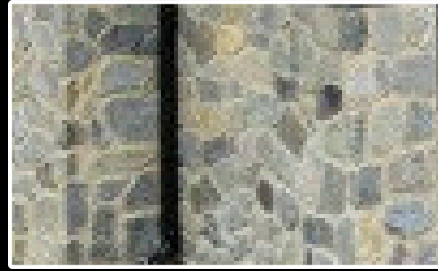
STAIRS

Closed Riser construction grade with hardwood or carpeted finishing. Metal Spindles. White Oak or Maple species can be chosen.

SAMPLE ITEMS



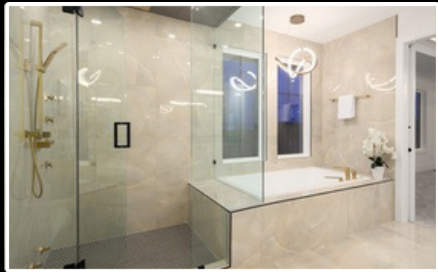
Stairs



Natural
Exterior Stone



Elevator



Shower Doors



Main Floor
Fireplace



Sample Kitchen
Cabinets



Custom Master
Walk- In Closet



Exterior Railing

Specifications & finishes in this brochure reflect design-stage selections & are subject to change without notice due to product availability or construction requirements. The brochure does not warrant that all items shown or described will be included, and substitutions may be made at the builder's discretion.



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