YOU'LL LOVE WHAT'S

INCLUDED

IN YOUR NEW MORRISON HOME

DISCOVERY SPECIFICATIONS - WOLF WILLOW LANED

THE PERFECT FOUNDATION FOR YOUR FUTURE

Top brands. Smart features. Higher standards. With our Discovery Specifications, we put more into your home so that you can get more out of it, everyday. Add the possibility of promotional upgrade options, like our Gourmet Kitchen or Spa Packages and we think you'll agree, we're just about the best friend a homebuyer could have.

Kitchens cooked up with all the right ingredients:

- Whirlpool® stainless steel appliance package, including 18 cu. ft. fridge, self-clean smooth top range, energy star dishwasher and microwave hood fan OTR combo
- Gourmet level solid surface countertops with undermounted stainless steel sink and pull-out faucet
- Pantry with 4 rows of tight mesh shelving
- 5 LED pot lights and Decora® island plug
- Deluxe quality kitchen cabinets with top moulding in your choice of paint grade or thermofoil
- Full height kitchen backsplash with schluter edge trim

Bathrooms with the finest details:

- Deluxe drop-in soaker tub†
- One-piece fiberglass shower unit with 6mil shower door (5mil side panels) and Chrome D handle†
- One-piece fiberglass tub/shower unit
- Tile trim around showers and tubs with schluter trim
- Laminate vanity tops with top mounted basin sinks
- Ground Fault Interrupter (GFI)
- Pedestal sink with mirror above and pendant light in powder room
- Taymor® Infinity chrome bath hardware with exposed backer boards where applicable

Homes that are exceptionally liveable:

- 9' main floor ceiling‡
- Programmable thermostat
- Energy efficient LED bulbs
- White Decora® paddle type light switches and plugs throughout
- Structured wiring for future media, data and telecommunications includes Cat6 and RG6 with terminated plates\
- Smoke detector installed on main floor, basement and in all bedrooms, combination smoke/carbon monoxide detector installed in upper floor hall
- Wireless access point (non terminated)
- Top load high efficiency Whirlpool® washer/dryer‡

Style, from top to bottom:

- One coat tinted base coat plus two coats paint in durable eggshell finish

Flooring to match your lifestyle:

- Luxury vinyl plank flooring throughout main floor, laundry room and all bathrooms
- High quality cut pile stain release carpet
- Silver level underlay for all carpet areas

The perfect finishing details:

- Sno-tex, textured ceilings
- Square drywall corners
- Mission paint grade finishing package and paint grade stubwall caps
- Smooth interior doors with brushed chrome style hardware
- Smooth interior bi-fold closet doors with brushed chrome style hardware
- White wire shelving in closets with 4-rows of sweater shelves at the master walk-in closet

A home with a view:

- PVC main and upper windows with full vinyl jamb extensions, Low E glazing and Argon gas
- Large vinyl basement windows (egress compliant)

† If applicable ‡ As per applicable model

MORRISON HOMES

THE HOMEBUYER'S BEST FRIEND™

Keeping you warm and cozy:

- High quality efficient direct vented furnace with electronic ignition
- Power vacuum heating duct work and furnace prior to move-in
- Drip-style humdifier
- Heat recovery ventilator system
- Back flow prevention valve
- High-efficient electric hot water tanks
- Central ventilation fan with programmable timer
- R50 attic insulation and spray foam insulation around exterior doors, windows and penetrations for superior energy efficiency

You're covered inside and out:

- Engineered floor system and engineered beams with ¾" T & G floor sheathing, glued, nailed then screwed
- Choice of insulated fiberglass exterior front door styles
- Insulated exterior doors with Weiser style hardware in brushed chrome finish with single key deadbolt
- Deck stringer included as per optional deck plan
- Exterior walls 2 x 6 – 24" on centre, all interior walls are 2 x 4 – 24" on centre
- 8'4" foundation walls
- Basement walls are framed floor to ceiling at 24" on center with R-20 batt insulation and vapor barrier
- Pre-cast concrete front verandah/stairs
- Pre-finished aluminum railing on pre-cast concrete steps (as required by code)
- Exteriors specifically designed with aluminum soffits, fascia and eavestrough‡

QUALITY CRAFTSMANSHIP &

HOMEBUYER CARE

BILD CALGARY REGION 2018 13 BUILDER OF THE YEAR

THE ALBERTA NEW HOME WARRANTY PROGRAM

Canadian Home Builders' Association

PROFESSIONAL HOME BUILDERS INSTITUTE MAGISTRI AEDIFICOS

BBB ACCREDITED BUSINESS

CANADA'S BEST MANAGED COMPANIES

Our standards for customer satisfaction are in a class all their own.

MORRISON HOMES

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EXPLORE OUR HOME PLANNING GALLERIES, INTERACTIVE FLOORPLANS AND MORE AT » MORRISONHOMES.CA

Due to ongoing changes and improvements to our specifications, variations may exist between our current written specifications and how the show home was built at the time of its completion. In the case of any discrepancy, the written "Schedule A" specifications will prevail. Please consult your Morrison Homes representative for details. Model home photographs in this document may show upgrades or non-standard items. Revised June 2019