



Homes[™]
Baywest
EVERYTHING WE BUILD, WE BUILD AROUND YOU.

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2012
PHOENIX
specification



Canadian Home Builders' Association



The Fine Print: This is a marketing document and in the event of a dispute between this document and a contract, the contract will prevail. Specifications are refreshed yearly but are often enhanced or adjusted throughout the year to work with manufacturers changes, so please see a Baywest Homes representative for contracted and most current specifications.



WE'VE SHARPENED OUR PENS, AND FOR 2012 THE PHOENIX SPECIFICATION IS ENHANCED & IMPROVED. MORE VALUE OFFERED TO YOU THAN EVER BEFORE.

Our Phoenix series standard specification is a comprehensive collection of our most popular materials, carefully chosen for their superiority and quality, bundled to provide you with the most lasting value.

Of course if you choose to personalize your home, you are free to choose from a wide selection of materials available at our suppliers- that's how Baywest offers you the most FREEDOM.

AWARD WINNING EXTERIORS THAT ARE OUTSIDE THE BOX



- Professionally designed exteriors (style and finishes as per specific model series).
- 5' wide brushed concrete sidewalk, pre-cast concrete step or wooden porch (as per specific model). These are up to 2 feet wider than other builders' standards.
- Insulated and drywalled double attached garage with concrete driveway full width of the garage.
- Two weatherproof exterior plugs, and eave plug with switch to make your outdoor lighting needs more convenient.
- Exterior walls built at 16" on centre. This provides a more rigid exterior, translating to a stronger, quieter home.
- Two 48" x 36" white vinyl double sliding basement windows with window wells (where required). Provides more light and better egress from your basement.
- Pre-finished, insulated raised panel steel garage door with 1/2 horse-power belt drive opener and 2 controls. This provides an insulating value rating of R-12.
- Dent resistant, fiberglass front door with 1/2 moon or rectangular glass insert. Fiberglass doors are typically more durable than metal clad.
- Thirty year 'Cambridge' roof shingles. These shingles are more aesthetically appealing than interlocking and guaranteed five years longer than builder grade shingles.
- Rear deck nailer board- allowing for easy addition of a future deck.

KITCHENS THAT REALLY COOK

- Choice of Maple, Hickory, Oak, Alder or lacquer cabinets with numerous stain choices on multiple door styles & crown molding on upper cabinets. We give more choice and enhanced appeal without the additional cost.
- Toe kick that matches the kitchen cabinets- providing a superior finished look to the cabinetry.
- Wire pantry shelves with tight mesh wire in pantry.
- 24" deep cabinet over refrigerator for added convenience.
- One set of pot and pan drawers that give the chef extra space and more efficient storage.



- Garburator rough-in.
- **Granite Counter tops with under mount sink.**
- Delta™ single lever kitchen tap with pull-out spray handle spout.
- Full height ceramic tile backsplash- why go halfway when we'll give you the full counter to cabinet treatment.
- **42" High Upper Cabinets.**

PLUMBING THAT REFLECTS YOUR STYLE



- Delta™ Designer faucets throughout. We choose Delta™ for its high quality, and long lasting beauty.
- Soaker tub in Ensuite (as per plan) with Roman tub filler.
- 75 gallon electric hot water tank. Energy efficient with enough water to fill your soaker tub.
- Delta™ pressure balanced chrome finished bath and shower faucets. Pressure balancing ensures total comfort and no scalding.
- A pedestal sink in the 1/2 bath.
- One piece fiberglass tub & ceramic tile surround in main bath (where applicable). Easy to clean, durable and looks great for a long time.
- High efficiency toilets and sinks come with waterline shut-off valves.
- Main sewer line back flow prevention in basement, which guards against sewer backup.
- 3 piece rough-in plumbing in basement for future development.

TRUE COMFORT ENERGY EFFICIENT HOMES THAT SAVE YOU MONEY

- R-20 insulation on all exterior walls.
- R- 50 attic insulation ensures the acclimatized air of your home stays in your home without escaping through the attic. A substantial increase in R value over standard building codes.
- 36" Gas fireplace with twelve inches of ceramic tile surround.
- High efficiency furnace (94%) with variable speed fan. Besides saving you money by using less energy, these do not require a chimney, giving more flexibility in design of the home.
- 4"x10" plastic heat vents, sized for future air conditioning
- Ply Gem's High Performance Low-E glass. These are the industry's high standard for double-pane glass windows. They incorporate an invisible reflector to help maintain comfortable interior temperatures and reduce the UV levels entering your home. Solar heat gain is substantially reduced and your home stays a bit cooler in the summer.
- Structured wiring featuring CAT5E and RG6 cable. Accommodates a high tech home with enhanced connectivity for television, phone and networking.
- Upgraded drip humidifier - superior to drum style and requires less maintenance and cleaning.
- Vacuum system rough-in.
- Basement wall 2"x4" framed full height and insulated with **R-20**. This provides added warmth in the basement and ease of future development.
- Pot lights 4" in the kitchen (993W) as per plans.
- Engineered floor system, for stronger squeak-free flooring associated with dimensional lumber flooring.
- Standard light fixture allowance of \$0.75 /sq.ft. PLUS Compact Fluorescent (CFL) bulb upgrade incentive program; builder will add \$0.15/sq.ft. to the lighting allowance if client selects 50% or more of the light bulbs as CFL's.
- Programmable thermostat with humidistat. Automatically adjusts your home's temperature settings, allowing you to save energy while you're away or sleeping.
- GFCI outlets in all bathrooms- for safe operation of your electrical appliances
- Digital timer on ventilation fan in all bathrooms

LEGENDARY CRAFTSMANSHIP CERTAIN VALUE AND GUARANTEED QUALITY

- **9'1" high main-floor ceilings.**
- Choice of three painted door header styles.

- Paint-grade feature trim package, stub wall capping and plant ledge nosing.
- Estate profile wood handrails.
- **Extra large main floor windows with transoms over front and rear doors (as per plan).**
- **Hardwood flooring in the foyer, main floor hallway, kitchen & nook.**
- **Ceramic tile flooring in main bathroom & ensuite bathroom.**
- Brushed chrome or antique nickel door hardware.
- European styled wire shelving in the closets.
- Choice of six painted baseboards, door and window casing styles.
- Choice of numerous painted standard interior door styles with your choice of a smooth or textured finish.
- Keyed knob and dead bolt on all exterior doors.
- Three coats of paint throughout with numerous standard colour choices. Clients may select any two standard colours at no extra cost. Create the style and ambiance of your home by using today's' designer colours for a superior finish.
- Decora style light switches and high plugs throughout, creating a contemporary, modern style.
- Full height tile above ensuite shower enclosures.
- Paint grade capped stair stringers.
- Stain resistant nylon carpet with 7lb underlay throughout.
- **Knock down stipple ceiling texture.**

APPLIANCES THE COMPLETE PACKAGE

- Whirlpool stainless steel finish glass-top range
- Whirlpool stainless steel finish 22 cu.ft. refrigerator
- Whirlpool stainless steel finish built-in dishwasher
- Whirlpool over-the-range microwave oven

PEACE OF MIND VALUE ADDED SERVICE AND PROTECTION

- Professional cleaning of furnace and duct system prior to possession.
- Our Client Care Specialist will provide helpful assistance and keep you on track during the building process.
- Legal fees included if Baywest's lawyer is used.
- Five year Alberta New Home Warranty on your home's structural components.
- One year Baywest warranty and service program.