

## 89 ROCKHAVEN GREEN NW \$760,000

This high performance home built by Jigsaw Homes at EchoHaven has all the luxury of many new homes but surpasses the building standards of most. The quality of life in the home is enhanced by the intimate size of the community and the great views from the windows – ponds, trees and the mountains. The 10" walls with tripled glazed windows allow for more insulation that will keep the house warmer in winter, cooler in summer and help you save on your utility bills. The heating system is a high efficiency furnace that is supplemented by energy from the rooftop solar thermal panels and operates with a programmable Smart controller. This system also brings fresh air into the house in the winter with an HRV unit that preheats the incoming air. In addition to the energy efficiency features, the house has a rainwater capture system which provides water for toilets and outdoor watering. Finishes in the house have been chosen for their health attributes and durability, like; bamboo flooring, ceramic tile, low VOC paints and sealers.

The legal structure of the EchoHaven community is bareland condo. Residents own their lot and 1/25 of the common property and have access to the community facilities – amenities building, outdoor gardens and greenhouse. As a resident of EchoHaven, there is a monthly fee estimated to be \$91/month to maintain community property. The community has spectacular views of the mountains and the three natural areas of trees and ponds. There are many amenities close to EchoHaven including: the LRT station opening this fall, future recreation centre (2017), the new high school and a future middle school (2016).

## **Property Details**

3 bedroom, 2.5 baths, forced air/solar thermal furnace and HRV system, attached double garage, 2,230.62 sq ft, 2 story, walk-out basement ready for development, completed in 2013

## Features and Site Influences

Energuide 89, triple pane fiberglass windows, 10" insulated exterior walls provides comfort and quiet, drainwater heat recovery, rainwater harvesting, 9 ft ceilings throughout, low flow fixtures, ready to add photovoltaic panels and infloor heating in the basement, second floor deck, basement level patio, backs onto natural pond, landscaped, no back lane, mountain view, quiet cul-de-sac, community greenhouse and guest amenities

## Goods included

3-panel solar thermal system, rainwater capture system, Lifebreath HRV unit, Energy Star appliances – hood fan, built-in oven, induction cooktop, dishwasher, refridgerator, microwave











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Exterior 10° Jigsaw high performance wall 1 Doors & Windows Alpen 525 Fiberglass windows 2 Basement additional 4" of under slab rigid insulation rigid foam insulation in mechanical room 4RV upgrade, MERV 10,5" pleated media filter  Lighting and Electrical KSI smart electrical panel and energy monitoring 5 FINISH UPGRADES  TOTAI Performance Upgrades \$ 59 FINISH UPGRADES  FINISH WINDOWS ALTER AL	UPGRADE LOCATION	DESCRIPTION		COST
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Additional 4" of under slab rigid insulation rigid foam insulation in mechanical room  Ventilation HRV upgrade, NERV 10,5" pleated media filter  Lighting and Electrical KSI smart electrical panel and energy monitoring  Total Performance Upgrades \$ 59  FINISH UPGRADES  STATEM DESCRIPTION  KItchen Mitchen cabinets, doors and hardware appliances – allowance increase kitchen counters – quartz with waterfall island  Bathrooms quartz ensuite counter top upgraded bath vanities 10mm seamless glass shower doors quartz main bath counter rop  Interior 9' main floor no VOC paint throughout stain and clearcoat of maple raillings  Flooring Tender Touch - Action carpet 8lb comfort supreme carpet underlay tile allowance upgrade  Exterior Elf's stucco STK cedar between front windows  Lighting and Electrical lighting - upgrades to base allowance additional pot lights custom stainless steel house numbers maple stainwell rail with iron spindles through-out rough-in for sound  Basement walk-out basement Liberty sealed sump pump  Deck, Patio and Wallks rear deck glass railing package for rear deck rear concrete patio front side walk  Full tilt metal clad front door	Exterior	10" Jigsaw high performance wall		14,800.00
rigid foam insulation in mechanical room  Ventilation HRV upgrade, MERV 10,5" pleated media filter  Lighting and Electrical KSI smart electrical panel and energy monitoring  Total Performance Upgrades \$ 59  FINISH UPGRADES  TITEM DESCRIPTION  Kitchen Litchen cabinets, doors and hardware appliances – allowance increase kitchen counters – quartz with waterfall island  Bathrooms quartz ensuite counter top upgraded bath vanities 10mm seamless glass shower doors quartz main bath counter top  Interior 9' main floor no VOC paint throughout stain and clearcoat of maple railings  Flooring Tender Touch - Action carpet Bib comfort supreme carpet underlay tile allowance upgrade  Exterior Elf's stucc STK cedar between front windows  Lighting and Electrical lighting - upgrades to base allowance additional pot lights custom stainless steel house numbers maple stairwell rail with iron spindles through-out rough-in for sound  Basement walk-out basement Liberty sealed sump pump  Deck, Patio and Walls rear deck glass railing package for rear deck rear concrete patio front side walk  Doors and Windows full lite metal clad front door	Doors & Windows	Alpen 525 Fiberglass windows		7,140.00
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Total Performance Upgrades \$ 59  FINISH UPGRADES  ITEM DESCRIPTION  Kitchen kitchen cabinets, doors and hardware appliances – allowance increase kitchen counters – quartz with waterfall island  Bathrooms quartz ensuite counter top upgraded bath vanities 10mm seamless glass shower doors quartz main bath counter top  Interior 9° main floor no VOC paint throughout stain and clearcoat of maple raillings  Flooring Tender Touch - Action carpet 81b comfort supreme carpet underlay tile allowance upgrade  Exterior EIFS stucco STK cedar between front windows  Lighting and Electrical lighting - upgrades to base allowance additional por lights custom stainless steel house numbers maple stairwell rail with iron spindles through-out rough-in for sound  Basement ulberty sealed sump pump  Deck, Patio and Walks rear deck glass railing package for rear deck rear concrete patio front steeps – broom finish front side walk  Doors and Windows full lite metal clad front door		rigid foam insulation in mechanical room		1,125.00
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Bathrooms    quartz ensuite counter top   upgraded bath vanities   10mm seamless glass shower doors   quartz main bath counter top	-	appliances – allowance increase		3,650.00
Upgraded bath vanities 10mm seamless glass shower doors quartz main bath counter top  Interior 9' main floor no VOC paint throughout stain and clearcoat of maple railings  Flooring Tender Touch - Action carpet 8lb comfort supreme carpet underlay tile allowance upgrade  Exterior EIFS stucco STK cedar between front windows  Lighting and Electrical lighting - upgrades to base allowance additional por lights custom stainless steel house numbers maple stairwell rail with iron spindles through-out rough-in for sound  Basement Walk-out basement Liberty sealed sump pump  Deck, Patio and Walks rear deck glass railing package for rear deck rear concrete patio front steps - broom finish front side walk  Doors and Windows full lite metal clad front door		kitchen counters – quartz with waterfall island		3,540.00
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glass railing package for rear deck rear concrete patio front steps – broom finish front side walk  Doors and Windows  full lite metal clad front door		Liberty sealed sump pump		545.00
rear concrete patio front steps – broom finish front side walk  Doors and Windows  full lite metal clad front door	Deck, Patio and Walks	rear deck		1,995.00
rear concrete patio front steps – broom finish front side walk  Doors and Windows  full lite metal clad front door		glass railing package for rear deck		1,035.00
front side walk  Doors and Windows full lite metal clad front door		rear concrete patio		2,390.00
Doors and Windows full lite metal clad front door		front steps – broom finish		840.00
		front side walk		700.00
Laundry additional laundry cabinet	Doors and Windows	full lite metal clad front door		560.00
	Laundry	additional laundry cabinet		700.00
Total Upgrade Finishes \$ 48		Total Upgrade Finishes	\$	48,740.00
SHOW HOME TOTAL UPGRADES \$ 108		SHOW HOME TOTAL UPGRADES	<b>\$</b>	108,695.00