

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

Energide 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, refrigerator, microwave



PERFORMANCE UPGRADES [Energide 89](#) | [Air Exchange per hour 1.5](#)

UPGRADE LOCATION	DESCRIPTION	COST
Renewables	3 panel Solar Thermal System	\$ 25,500.00
Exterior	10" Jigsaw high performance wall	14,800.00
Doors & Windows	Alpen 525 Fiberglass windows	7,140.00
Basement	additional 4" of under slab rigid insulation	5,775.00
	rigid foam insulation in mechanical room	1,125.00
Ventilation	HRV upgrade, MERV 10, 5" pleated media filter	435.00
Lighting and Electrical	KSI smart electrical panel and energy monitoring	5,180.00
Total Performance Upgrades		\$ 59,955.00

FINISH UPGRADES

ITEM	DESCRIPTION	COST
Kitchen	kitchen cabinets, doors and hardware	\$ 5,270.00
	appliances – allowance increase	3,650.00
	kitchen counters – quartz with waterfall island	3,540.00
Bathrooms	quartz ensuite counter top	350.00
	upgraded bath vanities	995.00
	10mm seamless glass shower doors	1,105.00
	quartz main bath counter top	265.00
Interior	9' main floor	3,750.00
	no VOC paint throughout	560.00
	stain and clearcoat of maple railings	1,635.00
Flooring	Tender Touch - Action carpet	350.00
	8lb comfort supreme carpet underlay	155.00
	tile allowance upgrade	3,360.00
Exterior	EIFS stucco	2,100.00
	STK cedar between front windows	1,135.00
Lighting and Electrical	lighting - upgrades to base allowance	835.00
	additional pot lights	340.00
	custom stainless steel house numbers	215.00
	maple stairwell rail with iron spindles through-out	1,456.00
	rough-in for sound	840.00
Basement	walk-out basement	8,065.00
	Liberty sealed sump pump	545.00
Deck, Patio and Walks	rear deck	1,995.00
	glass railing package for rear deck	1,035.00
	rear concrete patio	2,390.00
	front steps – broom finish	840.00
	front side walk	700.00
Doors and Windows	full lite metal clad front door	560.00
Laundry	additional laundry cabinet	700.00
Total Upgrade Finishes		\$ 48,740.00

SHOW HOME TOTAL UPGRADES \$ 108,695.00