

1433 & 1429

Tenth Avenue
Southeast

Now Pre-Selling
*Yor Urban Nest in
Historic Inglewood*



END UNITS

—
1,577 SQ.FT.
3 BEDROOMS
2.5 BATHROOMS

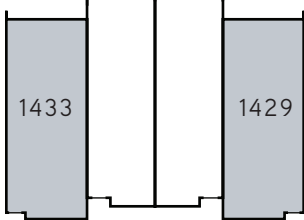
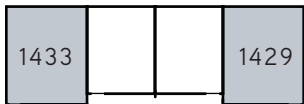


SECTION23
DEVELOPMENTS





1433 & 1429 Tenth Avenue Southeast *Floorplans*



10TH AVE SE

—
1,577 TOTAL SQ.FT.
3 BEDROOMS
2.5 BATHROOMS

—
FEATURES

- END UNITS
- BROWNSTONE INSPIRED EXTERIORS
- CONTEMPORARY INTERIORS
- BRIGHT & SPACIOUS HOMES
- SIDE ENTRY MUD ROOM
- 3 BEDROOMS
- 2½ BATHROOMS
- ENTERTAINER'S KITCHEN
- SUNNY & PRIVATE SOUTH BACKYARD
- DOUBLE CAR DETACHED GARAGE
- LOWER DEVELOPMENT INCLUDED

—
PRICED FROM
\$879,000 INCL. GST

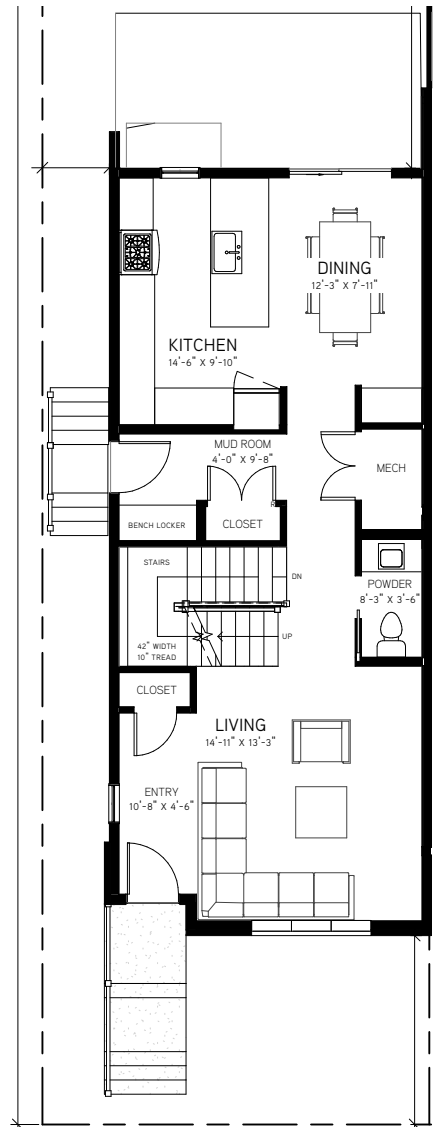
FOR MORE INFORMATION CONTACT:

Crystal Benner

403.612.9136
CRYSTAL.BENNER@BAYWESTHOMES.COM



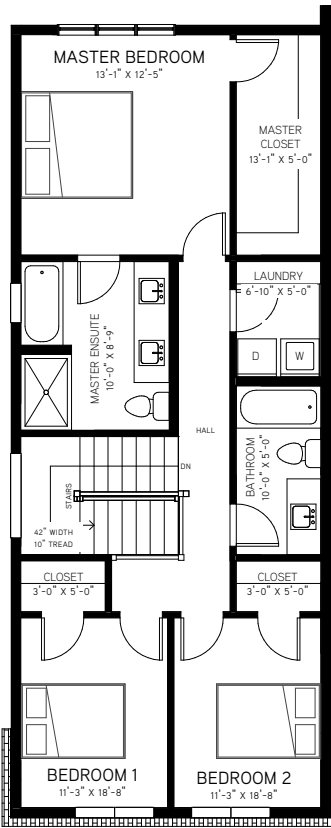
MAIN FLOOR
763 SQ.FT.



Prices, specifications and availability are subject to change without notice. See sales representative for details. All illustrations and renderings are artist concept. E.&O.E. This drawing, plan set, brochure or rendering is property of Section23 Developments. All rights reserved.

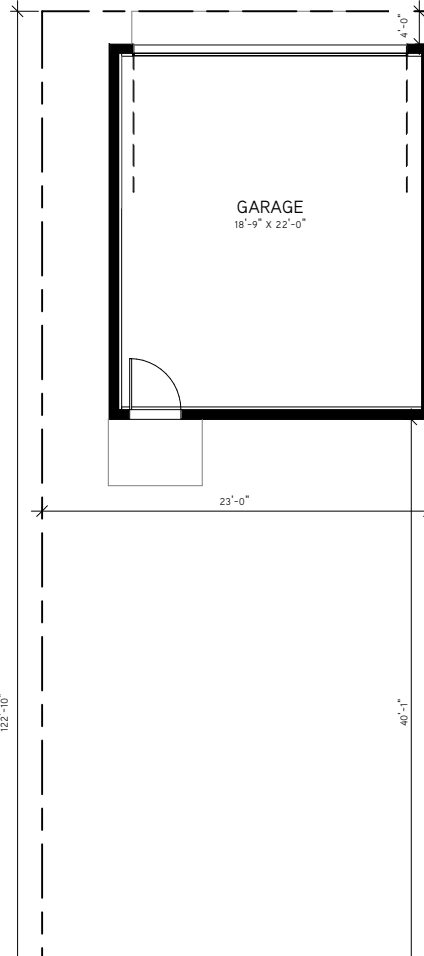
2

SECOND FLOOR
814 SQ.FT.



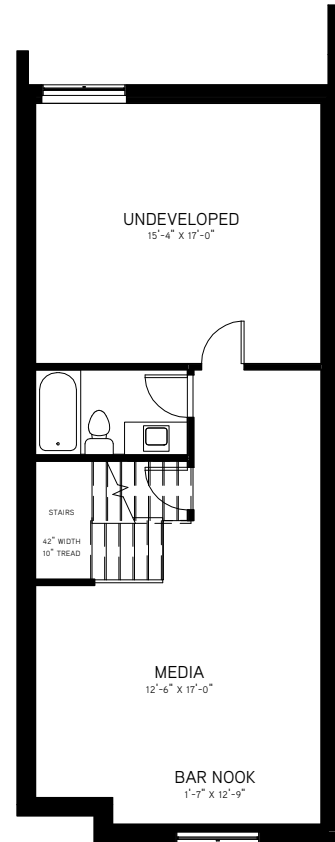
G

GARAGE
364 SQ.FT.



B

INCLUDED BASEMENT
643 SQ.FT.



Nest Home Specifications



SOPHISTICATED INTERIORS

- 9' Main floor ceiling height
- 8' Upper floor ceiling height
- 8' Basement ceiling height
- Knockdown textured ceilings
- Luxury vinyl plank (LVP) flooring throughout main floor including powder room and closets
- Choice of up to 13x13 ceramic tile in bathrooms
- Mohawk carpet with 8 lb. underlay
- 4" Flat baseboards with 2 1/4" window and door casings
- Paint grade handrails with metal spindles
- Satin nickle finish interior hardware
- 3/4" Quartz countertop with 1 1/4" edge profile in kitchen and master ensuite
- Soft close drawer hardware
- Upper floor laundry with whirlpool washer and dryer
- Free-slide white wire shelving throughout
- Swing doors on all closets
- Decora switches and receptacles

INVITING CHEFS KITCHEN

- Stainless steel undermount sink with delta chrome faucet
- 36" tall cabinetry in choice of painted MDF or Thermofoil finish in a range of colours & profiles.
- Whirlpool stainless steel CERAN® top self cleaning range or equivalent

- Whirlpool stainless steel dishwasher or equivalent
- Whirlpool stainless steel refrigerator with ice maker or equivalent
- Whirlpool stainless steel over the range microwave or equivalent

DIVINE BATHROOM DETAILS

- 5-Piece master ensuite
- Full-width 42" high mirror over backsplash
- Vanities to complement kitchen cabinetry
- Tiled shower with fiberglass base, and chrome framed, 6mil, glass enclosure & door

ATTRACTIVE EXTERIORS

- Aluminum clad dual pane LOW-E Argon filled windows on front
- PVC dual pane LOW-E Argon filled windows on sides and rear
- Smooth acrylic stucco on front
- Vinyl siding on rear and sides
- Insulated painted fiberglass front door
- Pre-cast concrete front steps
- 6' High backyard privacy fence shared shared property lines
- Two (2), 60"x30" white vinyl double slider basement windows
- Double car detached garage
- Broom finished concrete front walkway
- Natural gas line for barbeque

LEADING TECHNOLOGY

- Party wall: Two independently constructed walls with a 1" airspace, mineral fibre insulation, double stacked drywall, and acoustical sealant provides fire and sound protection between homes
- Dual port USB outlet located at kitchen island
- 72 Gallon electric hot water tank
- 96% High efficiency 2-stage furnace with variable speed fan including a MERV 11 media cleaner
- Active heat recovery ventilation (HRV) system
- GeneralAire 900 humidifier
- Nest™ smart learning thermostat

BAYWEST HOMES' ALBERTA NEW HOME WARRANTY PROGRAM COVERAGE

- 1-Year workmanship and building materials warranty
- 2-Year delivery and distribution systems warranty
- 7-Year building envelope coverage
- 10-Year structural coverage

