

IRWIN HOMES



153 BREMNER DR

2,246 SQ FT
5 bed | 3.5 bath

Interior

- White oak and painted kitchen cabinets and bathroom vanities
- Porcelain countertops throughout with porcelain backsplash in kitchen and at all vanities
- White oak and glass railing at main floor stairs
- Two-sided fireplace finished with floor to ceiling microcement surround
- Vaulted ceiling in great room, kitchen, and dining room

Exterior

- Smooth acrylic stucco on all sides
- Vertical wood-look siding on front and rear elevations with cultured stone accents
- Pre-finished aluminum fascia, soffits, eavestroughs, and downspouts
- 20-year manufacturer's warranty against peeling and flaking on aluminum
- Vinyl decking on rear walkout deck with concrete patio below

Weather Sealing

- R20 fiberglass insulation on exterior walls
- R50 blown insulation on straight ceilings
- 6 mil grade CGSB poly on ceilings/exterior walls (super sealed) with caulking applied to top and bottom plates
- Outer walls are wrapped in Tyvek (or similar) with all openings taped and sealed
- Spray foam insulation around entire perimeter floor systems

Doors & Windows

- Fiberglass painted front door complete with sidelights
- Overhead metal insulated (R16) garage door featuring row of windows and 1/2HP opener
- One keyless remote entry for overhead door
- Black exterior windows with white interior PVC tripane windows, "Low E" argon gas and vinyl jamb extension

Construction

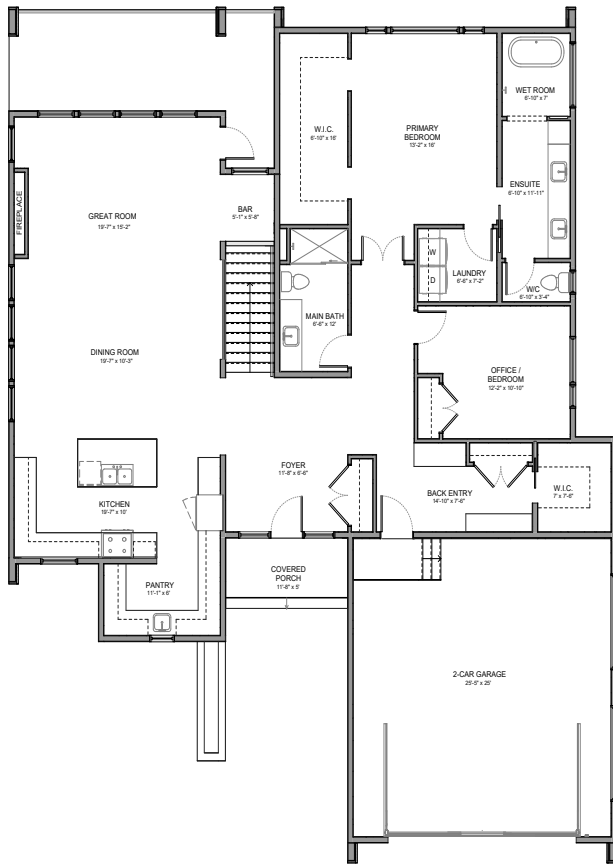
- Basement floor sealed for radon gas protection
- Steel or LVL beams with adjustable steel columns supporting the floor
- Engineered TJI floor system at 16-inch o/c
- Main floor walls are 9 ft tall
- Exterior walls are 2x6 at 24-inch o/c with 7/16-inch OSB sheathing
- Interior non-bearing walls are 2x4 (bearing walls are 2x6) at 16-inch o/c
- Bath/laundry room walls insulated for sound

Electrical, Plumbing, & Heating

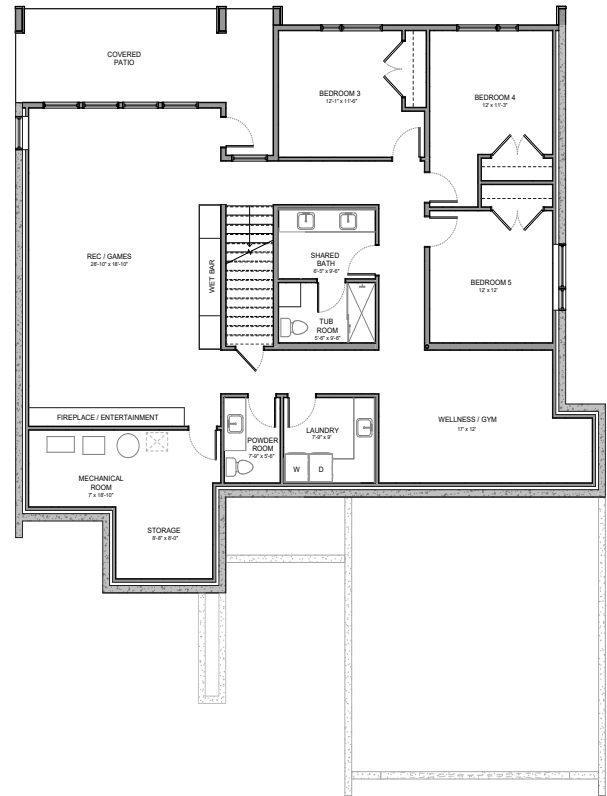
- Light fixtures supplied and installed
- Carbon, heat, and smoke combination detectors directly wired
- Christmas light plug on separate switch
- Heated tile floor in ensuite with custom tiled shower and free standing tub
- Acrylic tub/shower in main bath with custom tiled surround
- 60 gallon electric hot water tank – 5yr warranty
- Submersible sump pump installed
- Basement bathroom complete with double sink vanity and acrylic tub/shower unit
- 95% high-efficient furnace installed
- 20-year warranty on heat exchange for furnace
- HRV and air conditioner installed
- Electric fireplace installed in great room and lower level

Extras Included

- 5 year New Home Warranty program with Manitoba Home Builders Association
- Automated window coverings
- Concrete driveway allowance of 1,000 Sq. Ft.
- Security system complete



main floor



lower level

front



rear





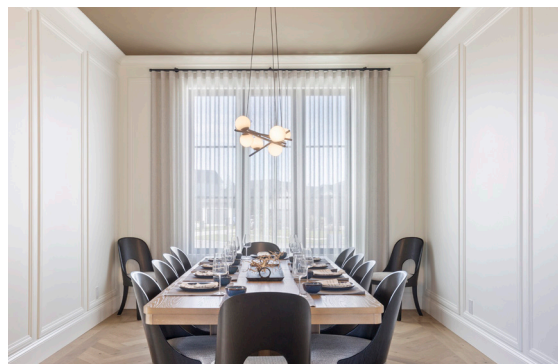
Designed for Life

Irwin Homes is a family owned company proudly building custom homes and condominiums in and around Winnipeg for over 50 years.



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