

IRWIN HOMES



3 WOODLAND LANE

2083 SF

4 bed | 3 bath

Interior

- Maple and painted cabinets with shaker style doors in Kitchen
- completed Wet Bar in lower level
- Porcelain countertops in kitchen, bathrooms & lower level bar
- Thermofoil cabinets in laundry with porcelain countertop
- Gas fireplace in great room with tiled build out and microcemented floating hearth

Exterior

- Cultured stone around front entry door
- Horizontal and Board and Batten fiber cement siding
- Pre-finished aluminum fascia, soffits, eaves troughs and downspouts
- Concrete front step
- Cedar tone decking at rear with aluminum and glass railing

Weather sealing

- R22 fiberglass insulation on exterior walls
- R50 blown insulation on straight ceilings
- 6 mil grade CGSB poly on ceiling/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 system

Doors & windows

- fiberglass painted entry door
- steel overhead garage doors (R16) with row of dual pane windows and 2 1/2hp WIFI openers
- keyless remote entry for overhead door
- Black exterior & white interior PVC tri-pane windows with "Low E" argon gas

Construction

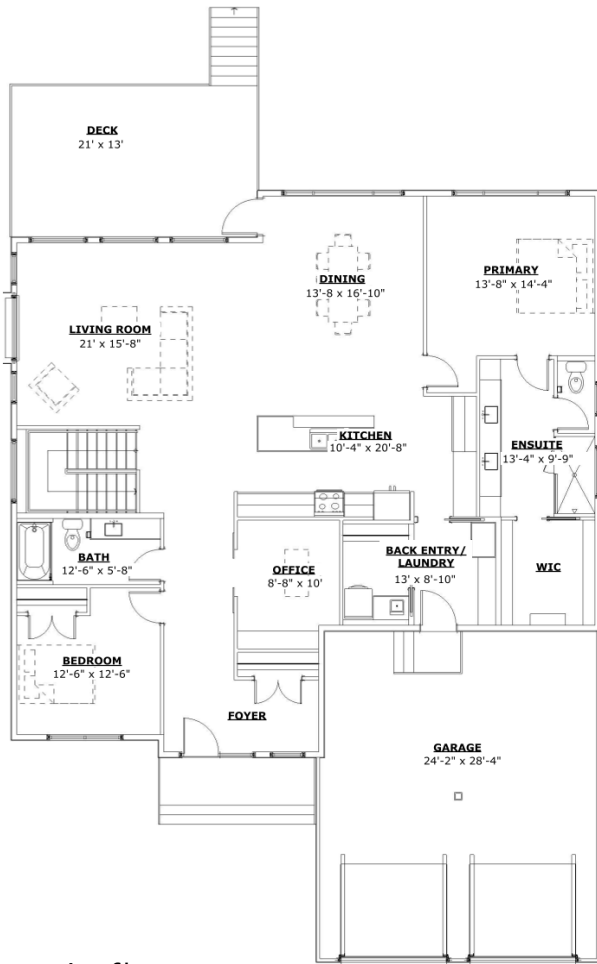
- Basement floor sealed for radon gas protection
- Steel beams with adjustable steel columns to support the floor
- Engineered TJI "Wood Web" floor system on main floor
- Exterior walls are 2x6 at 24-inch o/c with 7/16-inch OSB sheathing.
- Interior non-bearing walls are 2x4 (bearing walls are 2x6) at 16-inch o/c
- Bath/laundry room walls insulated for sound

Electrical, plumbing & heating

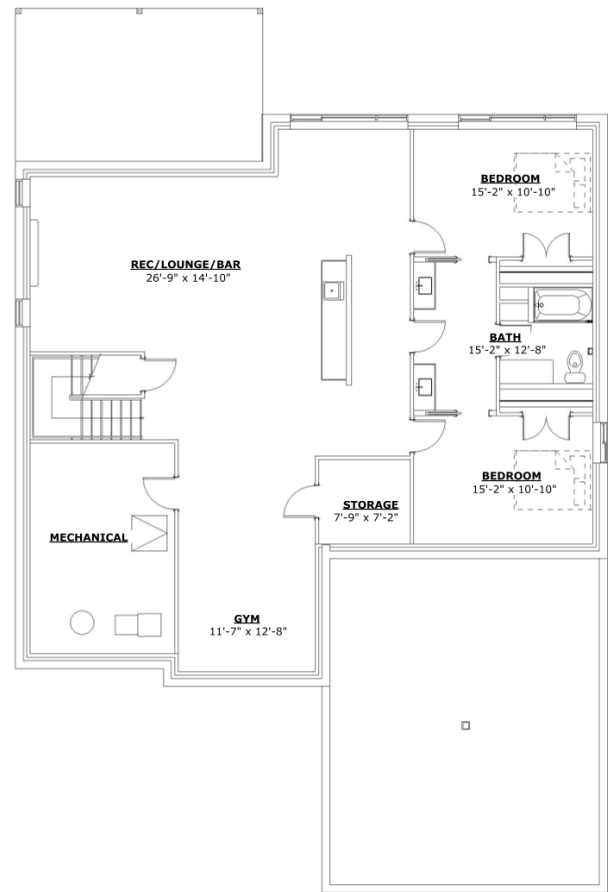
- Light fixtures supplied and installed
- Carbon, heat & smoke combination detectors directly wired
- Christmas light plug on separate switch
- Tiled shower in ensuite w/ frameless glass door
- One-piece acrylic tub/shower in main and lower level bathroom
- 60 gallon electric hot water tank - 5yr warranty
- Submersible sump pump installed
- 95% high-efficient furnace installed
- 20 year warranty on heat exchange for furnace
- HRV and air conditioner installed
- Gas fireplace in great room and electric fireplace in the lower level recreation area

Extras Included

- 5 year New Home Warranty program with Manitoba Home Builders Association
- Concrete driveway
- Security system complete



main floor



lower level

ELEVATION VIEWS

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.



STEWART ELSTON

Powell Property Group
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