

IRWIN HOMES



316 PATHFINDER TRAIL

2680 SF

4 bed | 2.5 bath

Interior

- Oak cabinets in kitchen and painted vanities with quartz countertops
- Melamine cabinets in laundry with laminate countertops over washer/dryer
- Tile backsplash above counters
- Maple railing with glass inserts from main floor to second floor
- White melamine shelving installed in all closets
- Entertainment feature wall with electric fireplace finished with oak cabinets on either side and one shelf above

Exterior

- Combination of horizontal siding and board and Batten as per elevations
- 30 year standard IKO asphalt shingles with synthetic underlay barrier
- Pre-finished aluminum fascia, soffits, eavestroughs, and downspouts
- Concrete front step with railing
- Cedartone decking with aluminum picket railing

Weather Sealing

- R22 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 with all openings taped and sealed
- Spray foam insulation around entire perimeter floor systems
- Synthetic wood underlay to entire roof

Doors & Windows

- Fiberglass painted front door
- Metal insulated (R16) overhead door featuring row of windows and 1/2hp wi-fi opener

- One keyless remote entry for overhead door
- PVC tri-pane windows with “Low E” argon gas and vinyl jamb extension

Construction

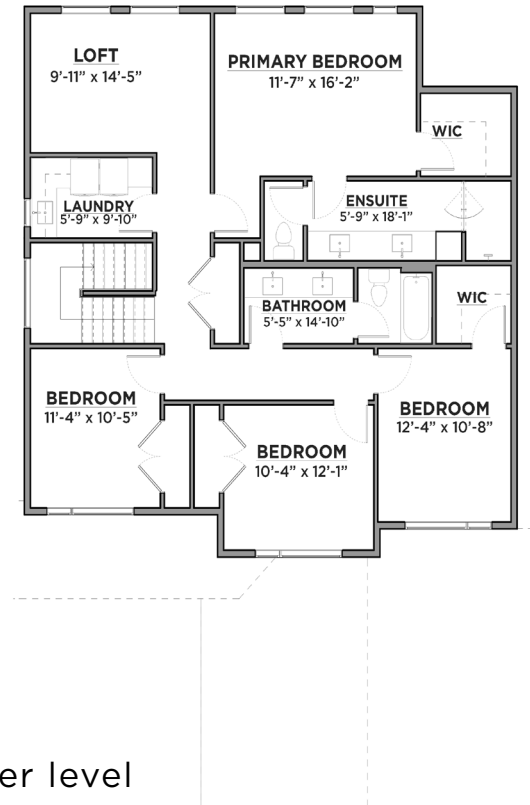
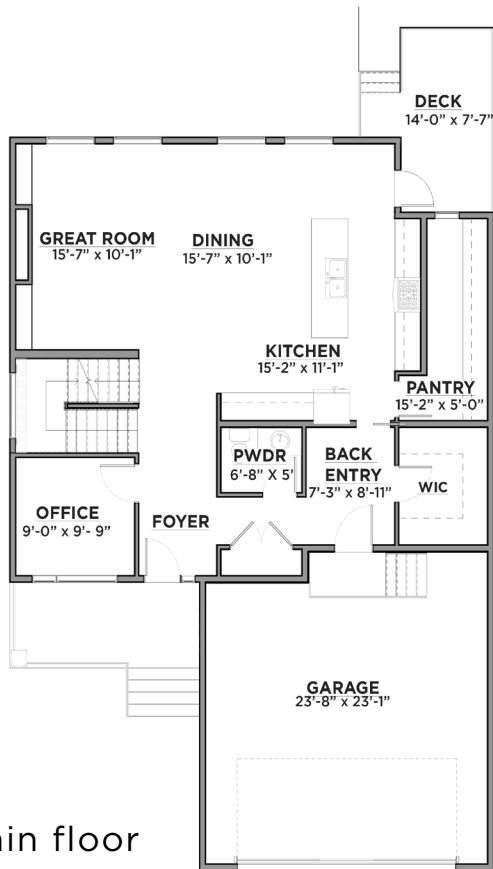
- Basement floor sealed for radon gas protection
- Steel beams with adjustable steel columns support the floor
- Engineered TGI floor systems at 16-inch o/c
- Exterior walls are 2x6 at 24-inch o/c with 7/16-inch OSB sheathing
- Interior non-bearing walls are 2x4 (bearing walls are 2x6) at 16-inch o/c
- All bedroom, bathroom, and laundry room walls insulated for sound

Electrical, Plumbing & Heating

- 200 amp service installed
- Designer light fixtures supplied and installed
- Carbon, heat and smoke combination detectors directly wired
- Christmas light plug on separate switch
- Tiled shower with frameless doors and rain shower head in the ensuite
- One-piece tub/shower in main bath
- 60 gallon electric hot water tank - 5yr warranty
- Submersible sump pump installed
- Three-piece basement bath rough-in
- High-efficient gas furnace installed
- 20 year warranty on heat exchange for furnace
- HRV and air conditioner installed
- Electric fireplace installed in great room

Extras Included

- 5 year New Home Warranty program with Manitoba Home Builders Association
- Finished alarm system
- Concrete driveway included
- Electric fireplace and entertainment wall in great room
- Custom, designer selected, plumbing and lighting fixtures



*Option to change main floor powder room to full bath.
See sales representative for full details.

ELEVATION VIEWS

front



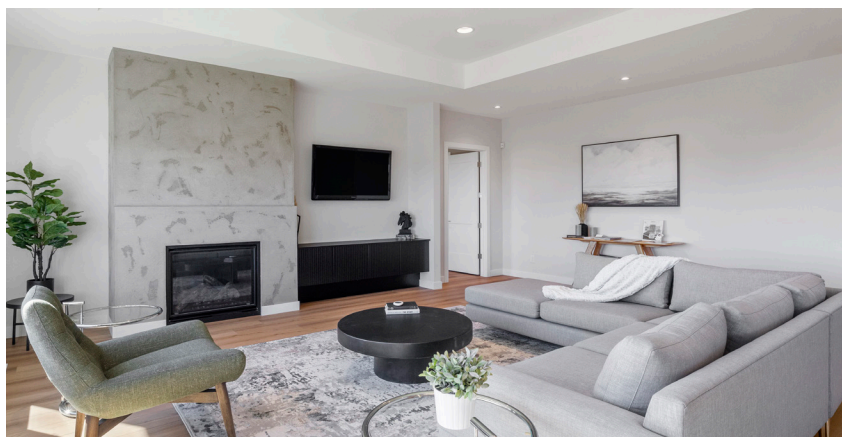
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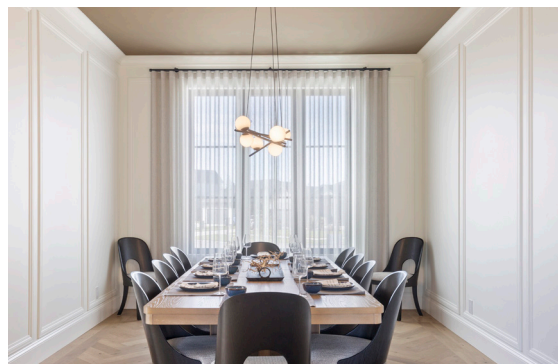
Built on Trust, Designed for Life

Irwin Homes has been building homes and communities for more than 60 years. As a family-owned business, we've built our reputation as one of the most respected custom home builders in Manitoba on a foundation of honest and genuine service.



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