

IRWIN HOMES



41 KRAUS DRIVE

2221 SF

4 bed | 3.5 bath

Interior

- Painted cabinetry with quartz countertops
- Thermofoil cabinets in laundry with quartz countertops
- Maple handrails with metal spindles
- Gas fireplace in great room with tile surround, cabinets, and shelving
- Vaulted ceilings in great room, kitchen, and sunroom

Exterior

- Vertical Lux siding and timber details at front entry
- Cultured stone surround on front elevation
- EFIS stucco on front elevation
- Pre-finished aluminum fascia, soffits, eaves troughs, and downspouts
- Concrete front step
- Vinyl decking at rear with aluminum 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 stained front door with side light
- Steel overhead garage doors (R16) and 2 1/2hp WIFI openers
- Keyless remote entry for overhead door
- Black exterior & interior PVC tri-pane windows with “Low E” argon gas

Construction

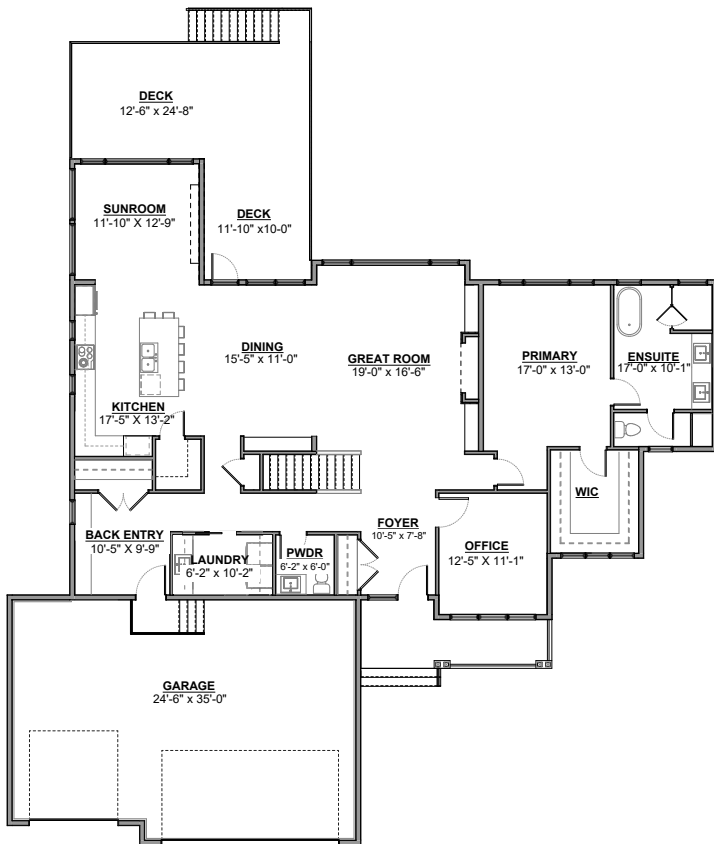
- Basement floor sealed for radon gas protection
- Steel beams with adjustable steel columns to support the floor
- Floor system on main floor & second floor “Wood Web” at 16-inch o/c
- Exterior walls are 2x6 at 24-inch o/c with 7/16-inch OSB sheathing
- Interior non-bearing walls are 2x4 (bearing walls are 2x6) at 16-inch o/c
- Bedroom, bath, and laundry room walls insulated for sound

Electrical, plumbing & heating

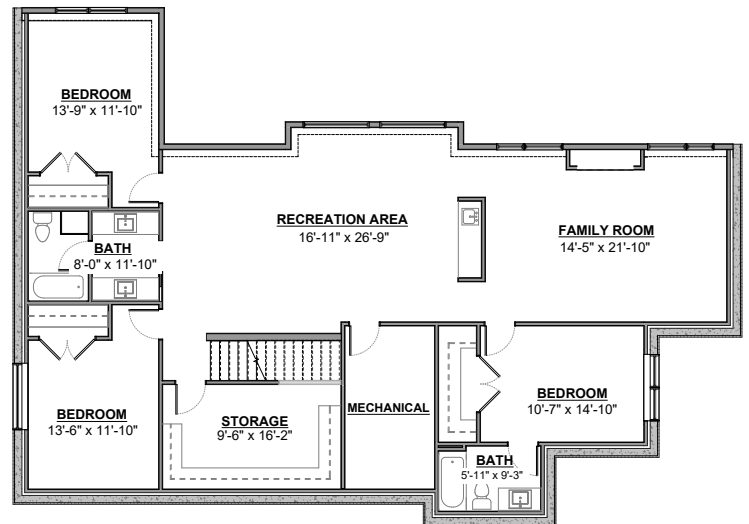
- Light fixtures supplied and installed
- Carbon, heat & smoke combination detectors directly wired
- Christmas light plug on separate switch
- Ensuite with tiled shower with frameless glass door & free standing soaker tub
- One-piece acrylic tub/shower in lower level baths
- 60 gallon electric hot water 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 installed in great room
- Electric fireplace installed in lower level

Extras Included

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

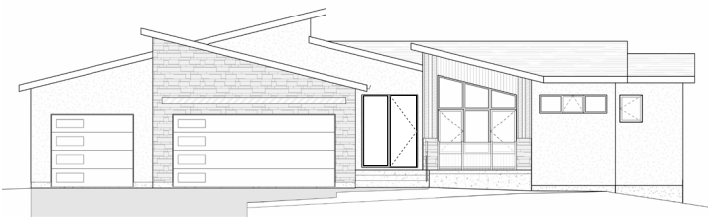


main floor



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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