

IRWIN HOMES



51 SIDDIQUI RIDGE

1794 SF
5 bed | 3 bath

Interior

- Maple and painted Cabinets in kitchen and painted vanities with quartz countertops
- Melamine cabinets in laundry with laminate countertop beside washer and dryer
- Tile backsplash above kitchen counters
- Maple Railing with metal pickets around stair opening
- white Melamine shelving installed in all closets
- Entertainment feature wall with fireplace and maple stained shelves beside

Exterior

- Brick, composite cement panels and horizontal siding on front elevation as per plan
- 30 year standard IKO asphalt shingles with synthetic underlay barrier
- Pre-finished aluminum fascia, soffits, eavestroughs and downspouts
- Concrete front step with aluminum picket railing
- Vinyl decking 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 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

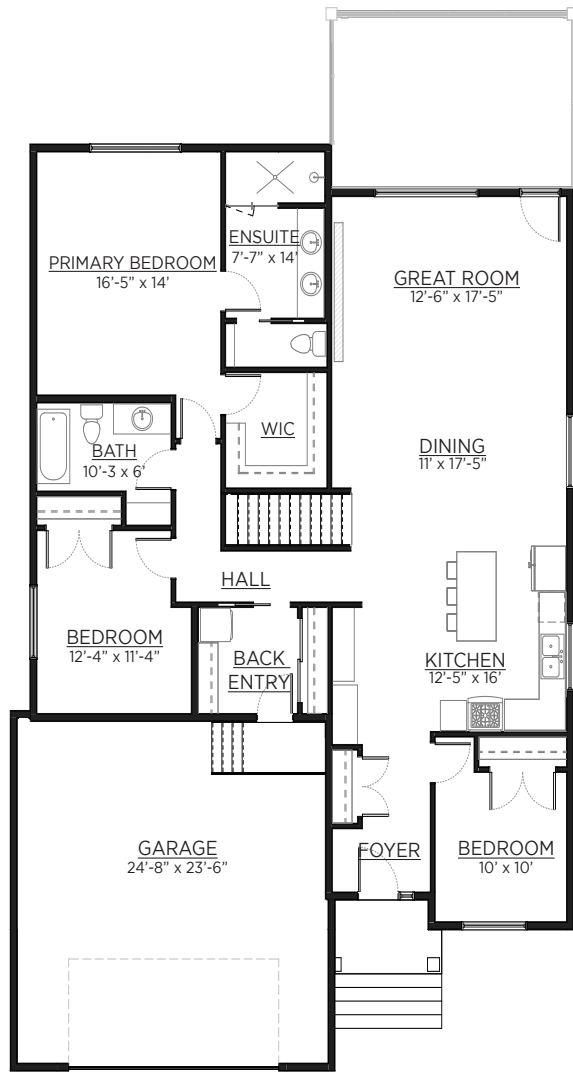
- Basement floor sealed for radon gas protection
- Steel beams with adjustable steel columns support the floor
- Engineered TGI floor system at 16-inch o/c
- Main floor walls are 9ft tall
- Exterior walls are 2x6 at 24-inch o/c with 7/16-inch OSB sheathing
- Interior non-bearing walls are 2x4 (bearing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

Electrical, Plumbing & Heating

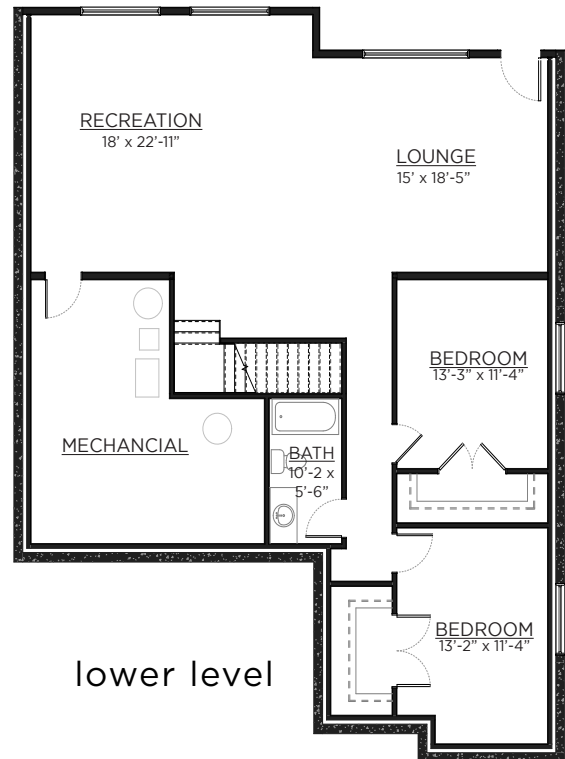
- 200 amp service installed
- Carbon, heat and smoke combination detectors directly wired
- Christmas light outlet in soffit on separate switch
- Tiled shower with frameless door in the ensuite
- One-piece acrylic tub/shower in main bath
- 60 gallon electric hot water tank - 5yr warranty
- Submersible sump pump installed
- Three-piece basement bath finished
- High-efficient gas furnace installed
- 20 year warranty on heat exchange for furnace
- HRV and air conditioner installed

Extras Included

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

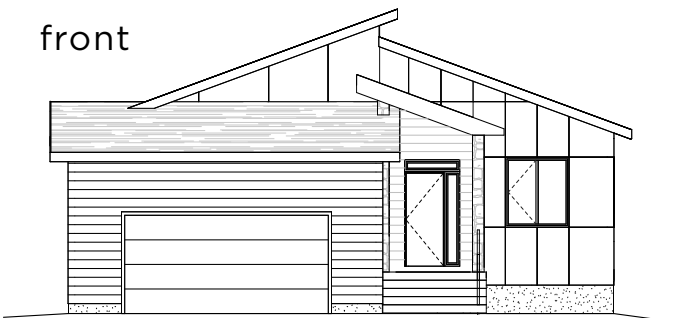


main floor



lower level

front



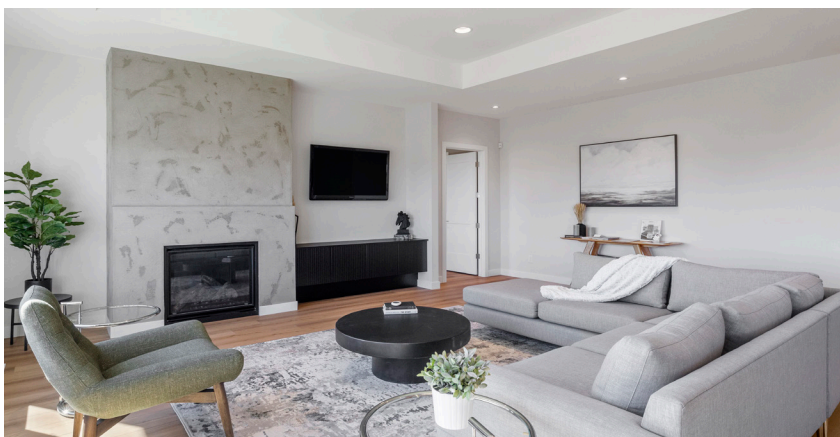
rear





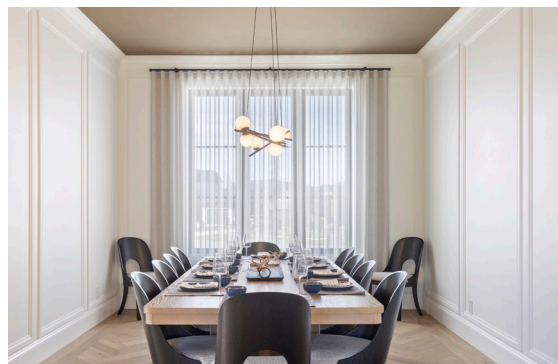
Designed for Life

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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