

IRWIN HOMES



6 GROVE CRESCENT

3342 SF

6 bed | 3.5 bath

Interior

- Oak cabinets in kitchen and painted vanities with quartz countertops
- Thermofoil cabinets in laundry with quartz countertops over washer/dryer
- Tile backsplash above counters in kitchen and pantry
- Oak railing with metal spindles from main floor to second floor
- White melamine shelving installed in all closets
- Custom wood-look melamine shelving in primary walk-in closet
- Custom designed two-storey feature wall with gas fireplace and oak mantle in great room

Exterior

- Combination of horizontal siding and cultured stone 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 and glass railing

Weather Sealing

- R22 fibreglass 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 stained 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

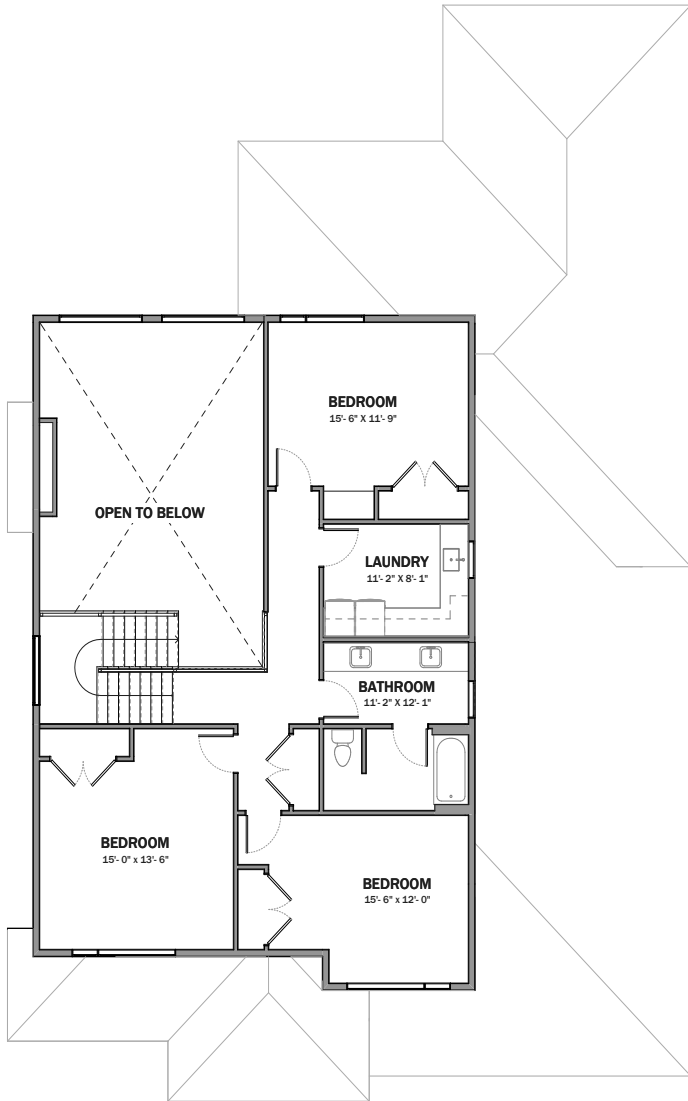
- 200 amp service installed
- Designer light fixtures supplied and installed
- Carbon, heat, and smoke combination detectors directly wired
- Christmas light plug on separate switch
- Tiled shower with glass surround and rain shower head and built-in bench in the ensuite
- Free-standing tub with floor mount faucet in ensuite
- One-piece tub with tile surround in main bath
- 60 gallon electric hot water tank - 5yr warranty
- Submersible sump pump installed
- Three-piece basement finished bath
- High-efficient gas furnace installed
- 20 year warranty on heat exchange for furnace
- HRV and air conditioner installed

Extras Included

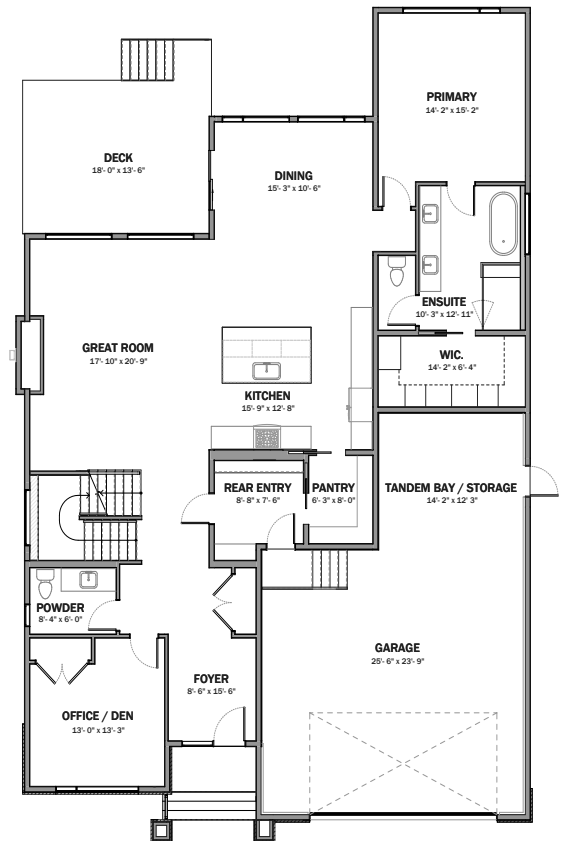
- 5 year New Home Warranty program with Manitoba Home Builders Association
- Finished alarm system
- Concrete driveway included
- Custom, designer selected, plumbing and lighting fixtures

FLOOR LAYOUTS

two



second floor



main floor

three

ELEVATION VIEWS



front



rear



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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