

ferns
NEW HOME
SPECIFICATION SHEET
6590 Fern Street, Chilliwack BC V2R 2Z7



Avodah Developments Ltd.

In Association with

Kingcraft Construction

48985 McConnell Rd.

Chilliwack, BC

kingcraft@shaw.ca

Rob Kingma 604-793-5365

NEW HOME SPECIFICATIONS

ADDRESS : UNIT #: _____ 6590 FERN STREET

1) Building Permit & Warranty:

- Provided by Avodah Developments Ltd.
- Travelers Insurance Company of Canada 604-682-3095
- 2, 5 & 10-year warranty.

2) Foundation:

- Concrete perimeter foundation
- Concrete floor in ground-level basement

3) Framing:

- 2 x 6 exterior walls
- R-20 insulation in walls
- R-40 insulation in ceilings
- Garage walls painted and ceiling texture finish
- Insulated garage door with side-mounted LiftMaster opener and 1 remote
- Roof 25-year shingles



4) Exterior:

- Hardi-style fibre cement board (front, sides, and back) and vinyl soffits
- Wood Post/Beams/Entry & Garage door - Dark Walnut
- Cultured Stone
- Exterior colours - Amherst Grey/ Navajo Beige
- Concrete driveway and sidewalks
- Solid exterior doors with glass panels and deadbolts. Speakeasy in Front Entry Door

5) Window:

- Vinyl windows - Black frame exterior/ White frame interior

6) Window coverings:

- Fabric Roller Blinds -Block blinds IP

7) Heating:

- TRANE Natural gas forced air high-efficiency furnace
- Navien Tankless hot water
- Gas barbeque connection on the back deck
- Roughed in for Air-conditioning unit
- Napoleon Electric Fireplace

8) Electrical:

- 125 amp service.
- 220 volt plug-in garage.
- Electrical outlets to code.
- Lighting - Steve's Custom Home Lighting, Decorative Light fixtures: SATCO, Matteo & Russell throughout the home. 7, 9 & 12 inch LED pot lights, under cabinet lighting.
- Roughed in for Air-conditioning unit.
- Enough power for Electric Vehicle charging or Hot Tub.



9) Plumbing:

- Kitchen - Stainless steel sink with -champagne bronze tap
- Ensuite bathroom - Full-size shower with custom tile base, tile surround and frameless glass door, Single lever fixture at under-mount porcelain sink and elongated Toilet.
- Main bathroom - Tub/shower with tile surround single lever fixture at under-mount porcelain sink and elongated Toilet.
- Powder room - Single lever fixture at under-mount porcelain sink & Studio Elongated Toilet.
- Frost-free exterior tap, backyard and garage
- Plumbing fixtures: Matte Black Finish

10) Interior:

- Fully sprinklered for fire protection
- 2 Kitchen colour schemes to choose from
- Drywall, painted, one colour throughout with white trim
- Ceiling hard textured fine finish
- Doors interior: Double Panel
- Wood returns on windows and doors
- Flat stock Baseboards
- Railings- painted handrail
- Interior Wall Colour: Benjamin Moore Gray Mist CC-80
- Interior Trim/Doors Colour:: Benjamin Moore Simply White OC-117
- Roughed in for central Vacuum

11) Cabinets, Hardware, Countertops & Backsplash:

- Newcastle Cabinets, Door Style: Flush Shaker Colour to match the colour scheme chosen
- FOREST:** *painted maple, Flush Shaker Door Style. Colour: BM HC134 Tarrytown Green, painted maple, Flush Shaker Door Style. Stain Colour: 37965 Dark Beige.*
- BREEZE:** *painted maple, Flush Shaker Door Style. Colour: Colour: BM OC117 Simply White*



- Champagne Bronze Hardware: Contemporary Metal Pull - 8160, BP8160128CHBRZ, CtoC: 5 1/32" (overall 6 3/8"), Richelieu
- Contemporary Metal drawer & door pull hardware
- Countertops:
- Kitchen- KAD Quartz #KQ518
- Bathrooms- DMK Quartz #1040
- Backsplash: C&S #CHPA-WHCHEV, Glossy White, Chevron

12) Flooring:

- (VolumeFloors)Resilience collection - 12mm wax edge, low gloss laminate - RS008 SAW DUST
- Vinyl: Mannington Luxury Vinyl Sheet, Colour "Pollen #130380"
- Carpet: Dream Weaver, Colour #2838 Beach Butter
- Laundry- Manington Luxury Vinyl Pattern: Hive Colour: Pollen #130380

13) Appliances:

- See the attached appliance package document

14) Landscaping & Fencing:

- Front yard bed gardens between units
- Seeded backyard
- Cedar fencing throughout the development
- 5 foot-tall solid cedar privacy panels on both sides of each unit. Running to one gate length away from the cedar fence, that borderlines the property.



Optional Fencing:

-The owner can install a 4-foot-tall black chain link gate at the Buyer(s) expense. For a fully enclosed yard, must be done by A&G fencing. The installation of any gates must commence after the completion of the transaction and will not be done by, or have any association with the Builder.

-Backyards will remain common property for yard maintenance proposes

NOTES:

KITCHEN COLOUR SCHEME:

FOREST: _____

BREEZE: _____

The Builder reserves the option to install materials of similar or better quality as those specified if deemed appropriate by the builder without any notice or written consent to the purchaser/buyer.

Agreed this _____ day of _____, 2024

Seller: _____

Witness: _____

Avodah Developments Ltd.

Buyer: _____

Witness: _____

Printed Name: _____

Buyer: _____

Witness: _____

Printed Name: _____

 **PATHWAY**
EXECUTIVES
Pathway Executives Realty Inc.





AVODAH
DEVELOPMENTS



Appliance Package



GP HOME FURNITURE
APPLIANCES & DECOR

FRIGIDAIRE

GP HOME FURNITURE
APPLIANCES & DECOR

Townhouse Appliance Package



FRIDGE: FRFC2323AS or equivalent model

RANGE: FFGH3054US or equivalent model

DISHWASHER: FFCD2413US or equivalent model

MICROWAVE: FFMV1846VS or equivalent model

FRIGIDAIRE

GP HOME FURNITURE
APPLIANCES & DECOR

FRENCH DOOR FRIDGE

Key Features



Counter Depth

Bottom Mount Freezer

Stainless Steel Exterior

LED Lighting

Flexible Interior

EvenTemp Cooling System

23 Cu Ft—36" Wide x 70" Tall

FRIGIDAIRE

GP HOME FURNITURE
APPLIANCES & DECOR

FRONT CONTROL RANGE

Key Features

Stainless Steel

Front Controls

Gas Top & Gas Oven

5.0 Cu Ft Interior

Self Clean Oven



FRIGIDAIRE

GP HOME FURNITURE
APPLIANCES & DECOR

DISHWASHER

Key Features



Stainless Steel

Front Electronic Controls

Tall Tub Interior With Two Wash Arms

100% Filtered Water

Energy Saver Cycle Option



FRIGIDAIRE

b
GP HOME FURNITURE
APPLIANCES & DECOR

OVER-THE-RANGE MICROWAVE

Key Features

Stainless Steel

1.8 Cu Ft Capacity

1000 Watt Power

300 CFM Fan

Turntable



FRIGIDAIRE


GP HOME FURNITURE
APPLIANCES & DECOR

LAUNDRY SET



Key Features

5.0 CF Front Load Washer
LuxCare Wash System
SS Drum
Electronic Controls
White

8.0 CF Dryer -
Sensor Dry
Electronic Controls
White
(Stacking kit included)