

230 LIVINGSTON CL



1254 SQ FT BI-LEVEL IN LAKEDO

- 1,254 SQ FT Bungalow
- 3 Bedrooms/2 bathrooms
- Future Walk-Out Basement Development
- Features on reverse

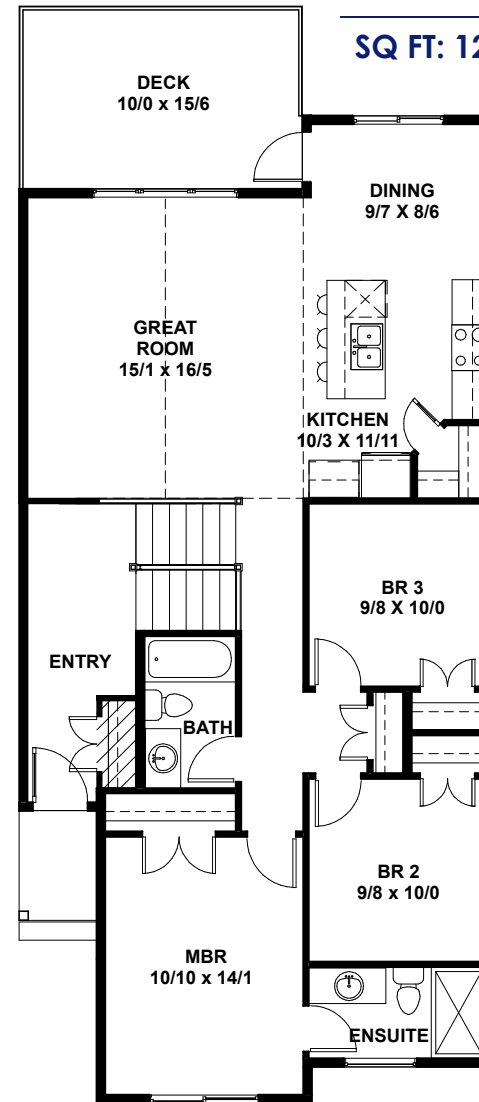
**Immediate Possession
For Sale**

TrueLineHomes.com
403.341.5933

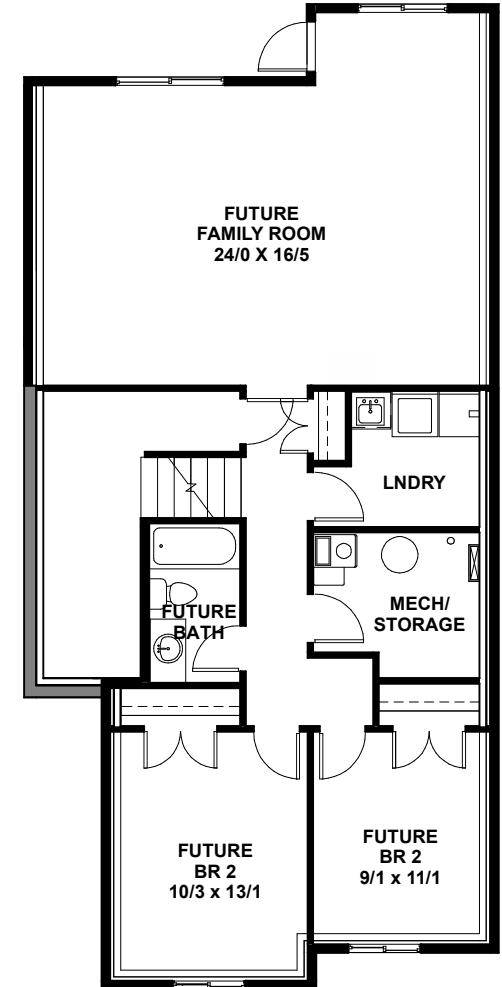
Red Deer

230 LIVINGSTON CL

SQ FT: 1254 WIDTH: 26'0" LENGTH: 54'0"



MAIN FLOOR
1254 sq. ft.



FUTURE BASEMENT
DEVELOPMENT
1060 sq. ft.

See Back For
Details

TRUE-LINE

DESIGNER - BUILDER

True-Line Homes Standard Construction Features . . .

Exterior Features:

- Exterior finishes to developers specs & locations
- Limited Lifetime architectural shingles
- Standard Vinyl siding
- Fiberglass Front door
- Augusta Front door hardware
- Tyvek home wrap system
- 7/16" OSB roof sheathing
- Low E windows
- Garage Sump - Dry
- Garage Door opener with two remotes
- Poured concrete driveway & sidewalks on urban properties
- Basic grading away from home with onsite material

Interior Features:

- 9' ceilings on the main floor, 8' upper floor on 2 Storey
- 8' ceiling in basement
- 1 Main + 1 Accent colour of high quality paint
- Variety of Interior door styles to select from
- Selection of door knobs or levers to choose from with various finishes
- Multiple styles of bathroom hardware to select from
- Full height tiled kitchen backsplash
- Wire shelving in pantry and closets

Construction Features:

- Shut off valves on all sinks, toilets & exterior taps
- Drip-free bathroom fans
- Waterline to fridge
- Roughed-in vacuum system
- Exterior electrical outlets in soffit with switch in front closet
- Painted MDF 4" baseboards and 3" casing
- 16" on center silent floor system
- 3/4" premium subflooring; glued and nailed
- Batt insulation R20 in walls, R40 in ceiling
- Insulated Rim Board R14
- High-efficiency Furnace & #40 High efficiency HWT

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Choice Features in This Home...

- Covered Front Veranda with Trex decking, colour: toasted sand
- South facing backyard
- Concrete pad at walk-out
- Great Room with Vaulted Ceilings
- Undermount sink in kitchen
- Quartz counter tops
- Appliance package
- Ensuite Bathroom with 5ft shower
- 4 piece main bathroom
- Walk-out Basement for Future Development
- Roughed-in underslab heat in basement
- Rear Deck, 10'x15'-6" outdoor wood with aluminum railing
- Upgraded flooring package

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The Alberta
New Home
Warranty
Program



Original Price of House: \$486,373
Less Promotion: \$8,000
Purchase this house today : \$478,373*
(Including Lot & GST)