

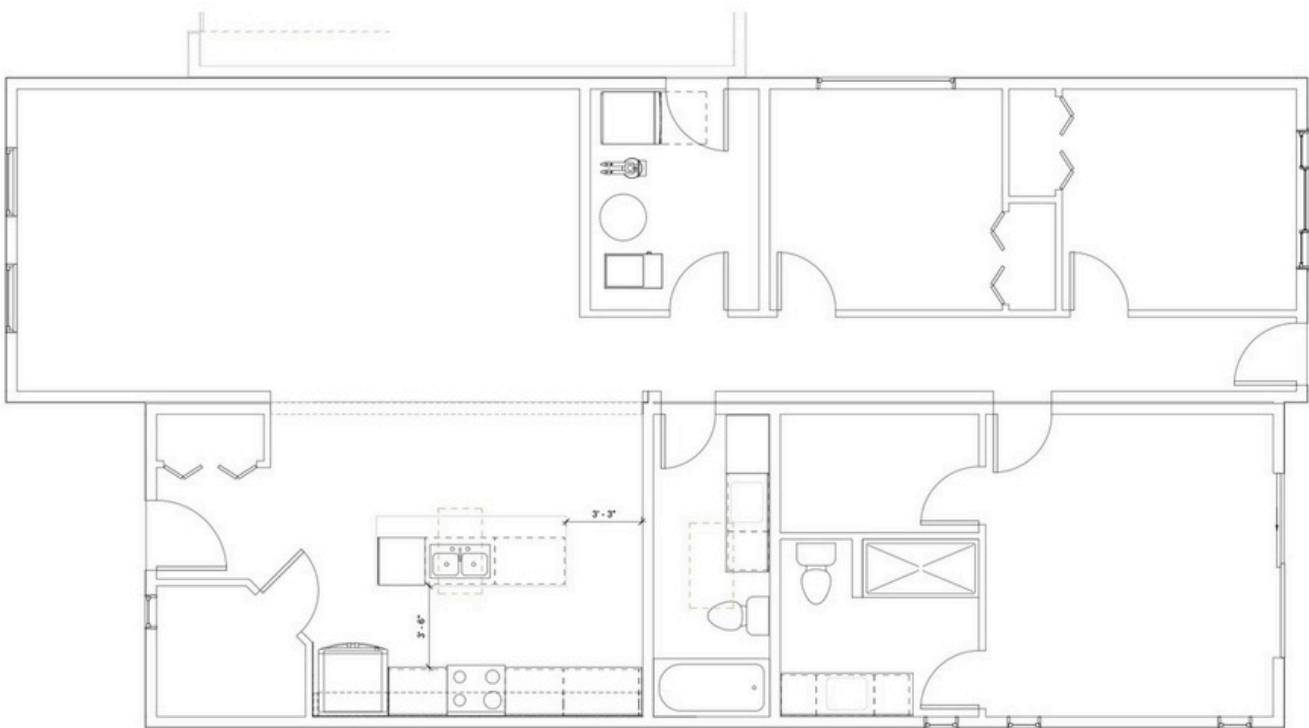
MONARCH XL

1,470 SQFT



MONARCH XL

The Monarch XL is a luxurious and spacious new model built by Woodland Crafted Homes. Entering the house, you and your guests are greeted by an open concept Kitchen that crosses seamlessly into the Dining Room and Living Room. With the bedrooms located toward the back of the house, and the living room in the front, there are separate spaces for relaxing and entertaining. Your master bedroom in the XL comes standard with a patio door giving easy access to your backyard or upgraded deck.



MONARCH XL FEATURES

- Additional 98 sqft of optimized living space
- 35.4% Larger Main bathroom with built in linen closet
- 38.2% Larger Ensuite and extended shower
- 36.7% Larger Living Room area
- 15.0% Larger Mechanical Room to improve use as a mud room from the garage entry
- 22.2% Longer Driveway, extended by 4 feet with garage position moving toward the back of the home
- Patio door in the Master Bedroom with access to the backyard
- Grand front entrance with wide front door canopy featuring cedar posts on either side

5. Interior Colors & Finishings

Flooring Colors



☐ Dakota

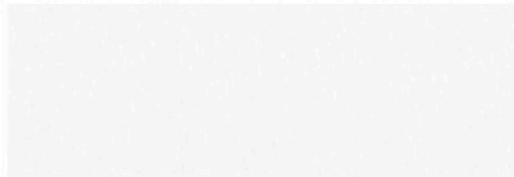


☐ Ainsworth

Millwork Cabinets

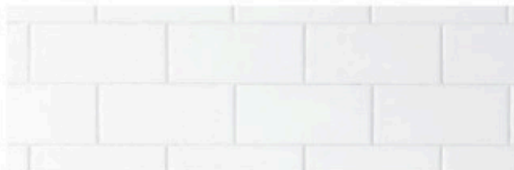


☐ Beach



☐ Modern White

Kitchen Backsplash



White Subway Tile

Laminate Countertops



☐ White



☐ Grey

Interior Walls



Chantilly Lace



STANDARD FEATURES

INCLUDED IN EVERY HOME

6. Standard Features

Construction Standards

- 1/12 roof pitch
- 2x6 exterior walls
- 2x4 interior walls
- 2x12 floor joists
- CSA certified pier foundation
- NovaWrap exterior building paper
- Fiberglass insulation
- Flat ceiling R40 / vaulted ceiling R32 / floor R31/ walls R22
- Vaulted living spaces (as per home plan)
- 200 amp Electrical Panel
- ½" Gyproc walls with square drywall corners
- Painted flat ceilings throughout
- White windows, PVC double pane, with screens
- Black front windows outside, white inside, PVC double pane, with screens
- Black 36" Vista Grande front door & white 36" flush side door, PVC in fiberglass
- White 6' sliding patio door, PVC double pane (where applicable)

Modern Exterior Features

- 12" side eaves with venting
- Black soffit, fascia & gutters
- Low-maintenance cement board siding
- Pressure-treated front porch with semi-trans and solid stain, includes black aluminum railings

Comfortable Interior Features

- 3-1/2" square baseboard, installed in lintel style
- 2-1/2" square trim around windows and doors
- Ceiling, trims & doors primed & painted two coats
- Interior walls primed & painted two coats
- White switches and electrical outlets
- LED pot lighting, 3000K throughout, interior & exterior
- Ceiling light fixtures in bedrooms & bathrooms
- Pendant lights above island (when applicable)
- Waterproof vinyl click flooring in all rooms
- White Lincoln Park interior doors
- Lever style door handles with square base
- White wire shelving in closets
- Window meeting egress code in each bedroom
- Carbon monoxide/smoke detectors in each bedroom and living space

Modern Kitchen Features

- 30" stainless steel range
- 30" stainless steel microwave/hood fan combination with exterior exhaust
- 30" stainless steel refrigerator
- 24" stainless steel dishwasher
- Double bowl stainless steel sink
- Chrome, single lever faucet with sprayer
- 36" lower cabinets with melamine boxes, adjustable shelves and melamine panels
- Chrome cabinet handles
- Soft-close hardware on all cabinets and drawers
- Laminate flat lay self-edge countertops
- 3x6 white subway tile backsplash
- Wire shelving in pantry

Contemporary Bathroom Features

- Quiet tech main bathroom fan
- 5' bathtub with smooth vinyl walls
- Shower in master bathroom with smooth vinyl walls, clear glass door
- Comfort height, Elongated toilets with slow close
- White porcelain sink with single lever Chrome faucet
- Chrome Bathroom accessories set
- 32" lower cabinets in melamine boxes, adjustable shelves and melamine panels
- Chrome cabinet handles
- Soft-close hardware on all cabinets and drawers
- Full size mirrors
- Laminate flat lay self-edge countertops with white subway tile backsplash

Mechanical & Laundry Room Features

- 40 GAL hot water tank
- High-efficiency electric forced air furnace with air conditioner
- 200 AMP electric service panel
- Rough-in for stackable washer/dryer
- Main water shut-off valve beside hot water tank
- Drop-in stainless steel sink and faucet in a melamine cabinet (when applicable)

12x24 Carport or Garage Selection



Carport

- 6x6 post construction
- 2x8 rafter construction
- Black soffit and fascia
- Asphalt parking surface



Garage

- Black 8' PVC garage door + 2 remotes
- Reinforced concrete garage floor
- Not insulated or drywalled
- 1x 3000K LED ceiling light fixture



Garage +

- Black 8' PVC garage door + 2 remotes
- Reinforced concrete garage floor
- Insulated, drywalled, mudded & taped
- 1x 3000K LED ceiling light fixture

Warranty Coverage

- 1 year - all interior and exterior finished items
- 2 years - plumbing, heating and electrical systems
- 5 years - water penetration on exterior building envelope
- 10 years - major structural defects

*Due to the current gaps in the global supply chain, all fixtures and items with varying lead times are subject to be substituted with a product of equal or higher quality, as required.