

# TAMARACK CONDOS

## BUILDING DETAILS

1506 Tamarack Blvd NW

### OUTSIDE

- Membrane roofing
- Prefinished aluminum soffits, fascia and eavestroughs
- Vinyl siding with stone accents
- Energy efficient dual glazed argon filled Low E vinyl windows
- Aluminum with glass inset railing
- Professionally landscaped grounds

### SPECIAL FEATURES

- Heated underground parkade
- Fully sprinklered and monitored building
- Security system to entrances and parkade
- Secure fob access system and automatic door openers on all main entrances
- Fiber optics throughout the building
- Rooftop patio

### SECURITY & SERVICE

- LED lighting in common areas
- Intercom system
- Well lit secured elevator lobby in parkade
- Wide suite entry doors and hallways
- Interior no-key deadbolts
- One Year After Sales Service Program
- Alberta New Home Warranty Protections

### COMFORT + EFFICIENCY

- R20 batt insulation to exterior walls
- R40 blown/batt insulation to roof
- Sound attenuation between suites
- Insulated plumbing stacks
- Gypsum cement floor topping
- Engineered floor joists
- 2 full service elevators
- Fully cooled common areas

# TAMARACK CONDOS

## SUITE DETAILS

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### YOUR SUITE

- Quartz countertops in kitchen and bathrooms
- Flat or Shaker Thermofoil doors and drawers
- 7" wide vinyl planks flooring with acoustical pad
- 8' ceilings on all floors, with vaulted fourth floor ceilings
- Stainless steel double compartment kitchen sink
- Over the range microwave
- Stainless steel range, refrigerator and built-in dishwasher
- In suite white stacking laundry
- Full height ceramic tile backsplash in kitchen
- Walls to be finished with one prime coat and two finish coats
- Recessed medicine cabinets with mirrored doors in ensuite
- Molded one-piece fiberglass tub/shower units and fiberglass showers to specific suites
- Moen Chrome faucets + bath accessories
- 220 volt plug-in for range and dryer
- Ground Fault Interrupter plug in bathrooms
- 3+ smart wired outlets for data and video
- Oversized decks with aluminum glass railings and durable vinyl decking
- Suites individually metered for power
- Parking stall included