

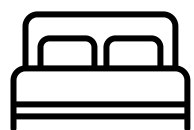
P O D

SANDPIPER



PRICE : \$208,000

Bedrooms



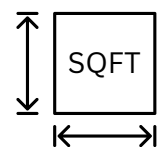
Studio / FLEX

Bathrooms



1

Dimensions



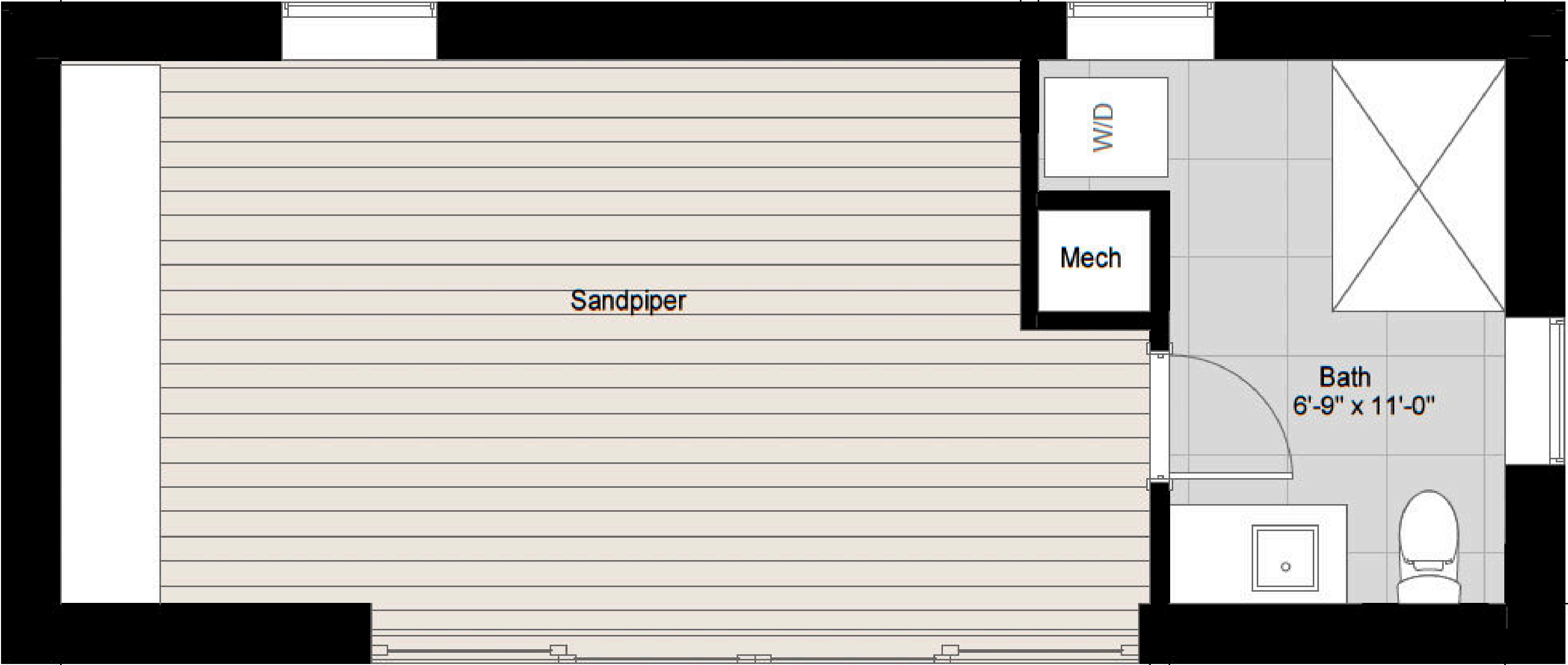
418 sqft
31.8' x 13.4''

Roof



Single Pitch or
Gable roof

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Features & Specifications

	STANDARD	PREMIUM
LIGHT GAUGE STEEL FRAME (G90 Galvanized steel/50 KSI)		
LGS floors	●	●
LGS external walls 140mm stud profile	●	●
LGS internal non-loadbearing walls 140 mm & 90mm stud (Plan Depending)	●	●
LGS roof panels back to back studs 140mm deep	●	●

WALL & ROOF INSULATION		
R36 Walls - R16 4" EPS Rigid Board + Fiberglass Batts R20	●	●
R37 Roof - R16 4" EPS Rigid Board + Fiberglass Batts R20	●	●

FLOOR INSULATION		
R31 Fiberglass Batts (Concrete foundation with crawl space)	●	
R31 Fiberglass Batts (Screw piles or concrete piers)	●	

FLOOR SYSTEM		
3/4" T&G Gold Edge OSB sub-floor	●	●

EXTERIOR WALLS		
24 Gauge Standing seam Metal (Iron Ore / Charcoal color options)	●	●
Cedar wood accents (Behr Tan)	●	●

ROOF SYSTEM		
1/2" fir plywood sheathing	●	●
Peel n Stick Membrane	●	●
24 Gauge Standing seam Metal (Iron Ore / Charcoal color options)	●	●

	STANDARD	PREMIUM
UTILITIES		
100 or 200 amp electrical panel (100 amp if generator ready)	●	●
Hot water tank 40 / 50 gallon (Model dependent)	●	●
Rheem on demand water heater (Gas Only)		●
Samsung Ductless mini-split system with heat pump	●	●
Additional mini head in bedroom (model specific)		●
Jotul GF 160 DV Gas fireplace		●
Gas connection for propane or natural gas (on demand, stove, fireplace, BBQ)		●
Central data point for internet, TV and phone	●	●

LIGHTING		
Exterior contemporary wall lights (black)	●	●
Interior 4" LED pot lights (black or white)	●	●
Single pendant kitchen lights x3 *	●	●
Single teardrop bathroom vanity light		●
Motion lights under bathroom vanity		●
Dimmable lighting switches (location dependant)	●	●

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Features & Specifications

INTERIOR FINISHES	STANDARD	PREMIUM
Benjamin Moore white dove paint	●	
White interior doors	●	
Interior door handles (Matte Black or Stainless Steel)	●	
Baseboard and Door Trim 3" Flat	●	
Vinyl plank oak 7.5" flooring	●	
Engineered hardwood 7.5" flooring (excl. bathroom)		●

KITCHEN		
Super Matte Cabinets (Slate Grey / White / Tafisa Wood accents)	●	
5 piece soft close doors	●	
Blanco Silgranit sink	●	
Laminate Counter tops (Choice of 4 colours)	●	
Quartz countertops (Olympus White / Uliano Grey)		●
Delta Faucet with pull down sprayer (Black / Stainless Steel / Chrome)	●	
Kitchen Tile Backsplash (Choice of 3 colours and 2 styles)		●

BATHROOM	STANDARD	PREMIUM
Super Matte Cabinets (Slate Grey / White / Tafisa Wood)	●	
Hytec 1 piece shower (standard)	●	
Slim shower base with half glass		●
Shower Surround Feature Tile		●
Delta Shower head - matching valve trim (Black / Stainless Steel / Chrome)	●	
24" x 48" Eureka Porcelain tile floor – Blanco / Grigio		●
Delta Single Faucet (Black / Stainless Steel / Chrome)	●	
Single sink	●	
Heated Towel Rack		●

APPLIANCES
Our appliance package options are available upon request for a custom quote