

Ripplinger Homes

The Landings 4785 Padwick Avenue Under Construction



- 1705 square foot two storey with three bedrooms and bonus room
- 8' basement walls built on piles and 9' main floor and 8' second floor walls
- Stained hardwood flooring in great room and kitchen; Tile in entries, laundry and bathrooms
- Carpet in hallway, bedrooms and on stairs from main to second floor only
- Flat painted trim, painted doors and dark stained closet shelving as per plan
- Pony wall with maple cap and maple handrail on stairs
- Dark stained maple cabinets with granite countertops, tile backsplash in kitchen and 4" granite backsplash on vanities
- Open kitchen concept with island and corner pantry
- Gas fireplace with shelving on both sides in great room
- Half bath on main floor
- Ensuite with 60" X 36" custom tile shower with standard glass doors, vanity, sink and toilet
- Walk in closet in owners suite
- Main bath to have 60" X 34" fiberglass tub/shower, vanity, sink and toilet
- Laundry room on second floor with 5' shelf above washer and dryer
- Door at top of basement stairwell (stairwell boarded and handrail installed)
- Balance of basement walls insulated, poly and rough in wiring
- Garage ceiling insulated and boarded under bedroom
- 20' X 22' garage with R14 16' X 8' overhead door with opener, two remotes, and single compartment sump pit
- Energy Star - Lennox high efficient furnace and Lennox air conditioner
- HRV system
- Jeld-Wen white PVC triple glazed low E and argon windows with PVC jambs
- Vinyl siding with cultured stone accents as per plan (architectural guidelines)
- 30 year IKO Cambridge fiberglass shingles
- Concrete front steps with prefinished aluminum railing with spindals
- Sealed exposed aggregate driveway
- RMD Security system installed (Owner to pay monthly monitoring fee)
- Enrolled in Energy Star – Owner to purchase Energy Star Appliances and light bulbs
- Appliances, landscaping, fencing, decking, TV's and audio prewiring not included
- Ripplinger Homes quality specifications

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4785 Padwick Avenue
1705 Square Feet Two Storey
 (Actual plan may vary from drawing)



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Regina & Region
 Home Builders' Association



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