

# HOME SPECIFICATIONS

## SQUARE FOOTAGE

1734 Sq. ft  
Bungalow

## LOCATION

*Lower Fort Garry Estates*  
4 Monkman Drive  
Lockport, MB

## HIGHLIGHTS

### *"Dare to Compare"*

- On pile construction with HD Teleposts
- Main floor walls 9' high
- Cathedral ceilings
- Solidcore Wood Doors
- Master Bedroom featuring Ensuite with whirlpool and large shower
- Custom designed **two-tone Maple Kitchen Cabinets** with natural granite countertops
- **Hardwood** and **porcelain tiles** flooring
- Superior quality bathroom fixtures and faucets by Kohler®
- Gas Fireplace with Floor-to-ceiling **cultured-stone** wall
- R-20 Insulated and Dry-walled **Triple Car Garage**
- Geothermal Heating, Central Vac, HRV System, Security System, Dual Stage water filtration and more...

## 4 Monkman Drive



*This stunning 1743 sq. ft. energy-efficient home with Geo-Thermal Heating & Cooling system exceeds the accepted standard for quality. The home showcases an elegant grand Great Room with a spectacular full cultured-stone wall fireplace with granite hearth top and cathedral ceiling. With hardwood and porcelain tile flooring throughout, the house offers 9' high ceilings. The master bedroom features a tray ceiling with an elegant ensuite featuring Kohler bathroom fixtures and shower.*

## FEATURES:

### LOT SIZE:

- Approximately 1.45 acre lot in Lower Fort Garry Estates in the rural municipality of St. Andrews.

### SQUARE FOOTAGE:

- 1734 Sq. Feet of living space on main floor.

### EXTERIOR FINISH:

- Dual-tone acrylic with elegant detailing and Natural Stone finish.
- Maintenance free aluminum soffit and fascia.

### BUILDING STRUCTURE:

#### *Foundation*

- Concrete basement on piles.
- Extra high basement walls for higher ceiling.

- *(continued on page 2)*



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### FEATURES (CONTINUED):

#### *Floor system*

- Steel Beams and HD Posts
- 2X12 Floor Joists—16 inch on center
- 5/8 Fir Plywood T&G Sheathing
- Glue and screwed

#### *Wall System*

- Exterior Walls—2X6—16 inch on center
- Interior Walls—2X4 —16 inch on center

#### *Insulation*

- Main floor walls—R20 fiberglass / Attic—R45 Fiberglass
- Basement walls—R24 Fiberglass
- Basement walls exterior—R10 styrofoam
- Garage walls—R20 fiberglass / Attic—R45 Fiberglass

#### *Heating*

- Geothermal heating and cooling system
- High efficiency electric water tank—65 Gallons

#### *Roofing*

- 30 Years Heavy Weight Fiberglass shingles

#### *Facia /Sofit*

- Maintenance Free Aluminum

#### Windows and Exterior Doors

- Triple pane All-Weather PVC Windows

#### ADDITIONAL FEATURES:

- **Solid core Oak doors**
- *HRV System*
- NuTone<sup>®</sup> /Braun<sup>®</sup> Central Vacuum System
- Vacu-Sweep<sup>®</sup> dustpans installed in kitchen
- Monitored Security System
- Satellite TV Ready
- Oak 2 1/4 inch casing throughout the house
- Oak 3 1/2 inch large baseboards
- Oak lacquered finished doors and casings

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### MAIN FLOOR:

#### *Foyer and Hallways*

- Large foyer with coat closet
- Elegant chandelier

#### *Great Room*

- Cathedral Ceiling
- Gas fireplace with floor-to-ceiling cultured stone wall
- Recessed lighting
- Brushed-Nickel remote controlled ceiling fan
- Granite hearth top
- Gunstock colour hardwood flooring

#### *Dinette Area*

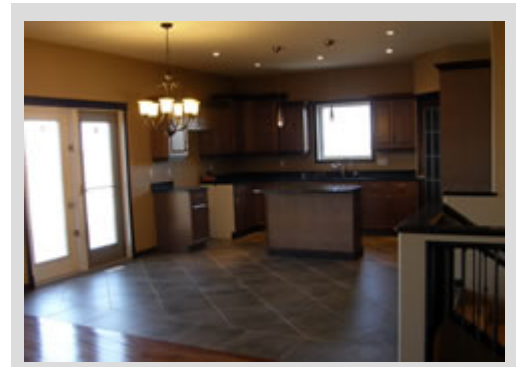
- Garden Door
- Porcelain tile flooring
- Elegant chandelier

#### *Kitchen*

- Dual tone, custom designed maple cabinets by Kitchen Craft®
- Kitchen island for bar stool sitting
- *Granite Countertops*
- Large crown moldings
- Walk-in pantry with auto-light glass door and melamine shelving
- Garbage disposal system
- Vacu-sweep® dust pan
- Recessed and under cabinet lighting effects
- Porcelain tile flooring
- Reverse osmosis water filtration system with fridge hook-up



*Main Floor—Foyer*



*Main Floor—Eating Area*



*Main Floor—Great Room*

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### MAIN FLOOR (CONTINUED):

#### *Mudroom/Laundry Room*

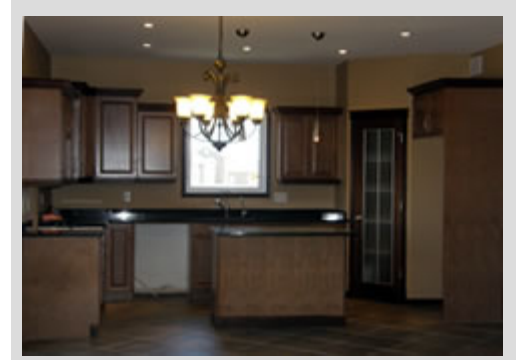
- Large coat-closet with sliding mirror doors
- Melamine shelving with easy-slide clothes-rod
- Kitchen Craft® cabinets in laundry
- Florescent lighting
- Porcelain tile flooring

#### *Master Bedroom*

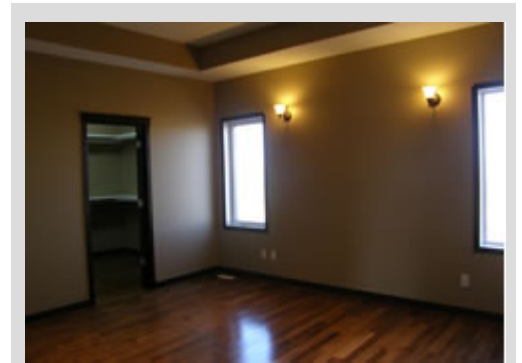
- Elegant wall sconces
- Gunstock colour hardwood flooring
- Walk-in closet with built-in shelving
- Additional storage above W.I.C.
- Wall mount TV cable outlet

#### *Four Piece Ensuite*

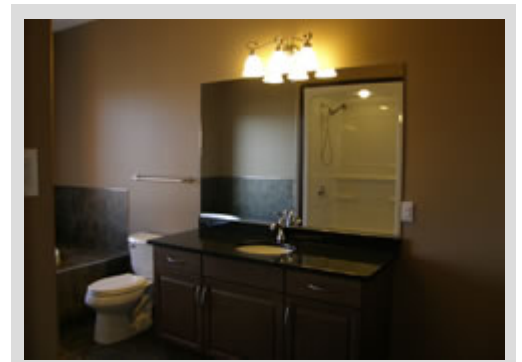
- Custom designed large vanity
- Granite counter top
- Kohler® undermount sink
- Hytec® by Kohler® acrylic finished whirlpool—8 Jet tub
- Hytec® by Kohler® acrylic finished shower stall with seat
- Kohler® brushed nickel temperature and pressure balanced shower
- Kohler® Single lever brushed nickel faucet
- Porcelain tiles and flooring
- Complementing light fixture and accessories



*Main Floor—Kitchen*



*Main Floor—Master Bedroom*



*Main Floor—Ensuite*



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### MAIN FLOOR:

#### *Hallways*

- Custom designed stair railing
- 55 oz., thick pile, Scotch-Guard® neutral coloured carpet with high density under-pad
- Linen closet

#### *Den / Office / Additional Bedroom*

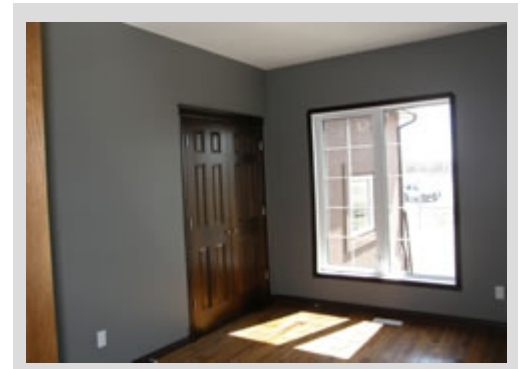
- Large closet
- Large windows
- 55 oz., thick pile, Scotch-Guard® neutral coloured carpet with high density under-pad

### GARAGE:

- Oversized 3 Car Garage
- R20 insulated and dry-walled
- 2X6 — 16 inch center walls
- Re-bared concrete floor
- Hot and cold waterlines
- 8' High Insulated steel doors with Chamberlyn Door Openers



*Master Bedroom—Walk in Closet*



*Main Floor—Den/Office*

*"Dare to Compare"*