



THE FINEST CRAFTSMANSHIP

*Astoria Custom Homes is an Award Winning Builder that offers a highly personalized experience collaborating with our customers to achieve YOUR desired vision. An Astoria Home is skillfully crafted using only the highest quality materials endorsed by the industry's top suppliers and trades. Our specifications are carefully selected combining innovative designs and masterful craftsmanship to redefine home building excellence. An Astoria Custom Home is recognized as residential artistry because Building Dream Homes is Our Passion.*





## GOURMET KITCHENS

- Award winning designs
- Gourmet cabinetry collection offered in a wide variety of woods, profiles, paints & stains along with crown molding & valancing
- Chef inspired personalized appliance package options available
- Custom selection of Granite or Quartz countertops & full height tile Backsplash
- Sleek faucets & hardware
- Sophisticated solid french pantry door with maple casing
- Dove tailed drawers & soft close doors

## BATHROOM RETREAT

- Relaxing free standing soaker tub
- Rejuvenating 8ft custom tile & glass shower
- Custom selection of Quartz or Granite counter tops & backsplash with finished profiles
- Elongated toilets with soft close lids
- Solid dove tailed drawers
- Upscale brushed chrome hardware
- Full 6" backsplash - personalized selections

## LUXURIOUS INTERIORS

- 5" MDF Baseboards choice of profile
- Oversized clean faced thermo controlled gas fireplace
- Door headers to common side of doors
- Maple wrapped fireplace mantle
- MDF 5/8" painted shelving in all finished areas
- Maple or oak paint grade railings complete with iron spindles
- Custom site built lockers (applicable to plan)
- Upscale stairway railing in a selection of wood & rounded metal spindles
- Stylish knock-down ceilings in all finished areas

## FLOORING

- Customized selection of tile group up to 14x14 in bathrooms, laundry room & mudroom
- Selection of patterned and plush carpet with 10lb underlay in hallways, stairs, bedrooms & bedroom closets
- Personalized selection of hardwood in kitchen, nook, great room, foyer as per plan available in multiple colours
- Flush mount 4 x 10 floor vents in hardwood area

## EXTERIOR DISTINCTION

- Low maintenance and enduring James Hardie siding or three coat Spanish texture acrylic stucco over double layered 30 lb building paper & stucco wire
- Malarkey revolutionary Highlander shingles, mat coated on both sides with 30 yr warranty
- Architecturally paved exposed aggregate finished concrete with 10mm rebar
- High performance Barrington Sierra fiber stain front door for the look & feel of wood without the maintenance
- Renaissance Series garage door with remote opener
- Outdoor living deck as per plan

## ENERGY EFFICIENT & GREEN FEATURES

- R40 loose or R35 batt insulation in ceiling
- Energy Star rated Sol-R shield 270 Low E windows
- Honeywell Vision Pro programmable thermostat
- High efficiency furnace
- Low flush toilets
- R20 fiberglass insulation on exterior walls with 6ml poly vapor barrier
- Insulated garage walls
- Insulated fiber tuff garage door

## ELECTRICAL & MECHANICAL

- Central vacuum rough in with a finished toe kick
- 6 zone multi room audio rough in
- 1 soffit electrical outlet with interior switch
- Lighting allowance plus 30 pot lights
- Security rough in, 3 door contact motion & 2 key pads
- 6 network triplexes (1 RG6, 2 Cat 5)

## ADDED BENEFITS BUILDING WITH ASTORIA

- HGTV's Brain Baeumler approved builder
- Full plan construction review with the owner and site supervisor
- Professional designer to assist you with personalizing your home
- Preferred financing rates offered through Astoria partnering finance specialists
- Commissions covered on the sale of existing home with Astoria preferred broker
- Legal fees covered with Astoria preferred lawyer
- Long standing member of Alberta New Home Warranty with 10 yr structural & 2 yr delivery & distribution systems
- Furnace & construction clean performed prior to possession
- Sump pail & pump to manage water & safeguard foundation
- Professional grading & loaming
- Soil bearing capacity & sulphate testing by qualified engineering firm
- Walkouts include deep sump for added water management & foundation protection