

Quick Possession

Wedderburn
OKOTOKS ★ ALBERTA

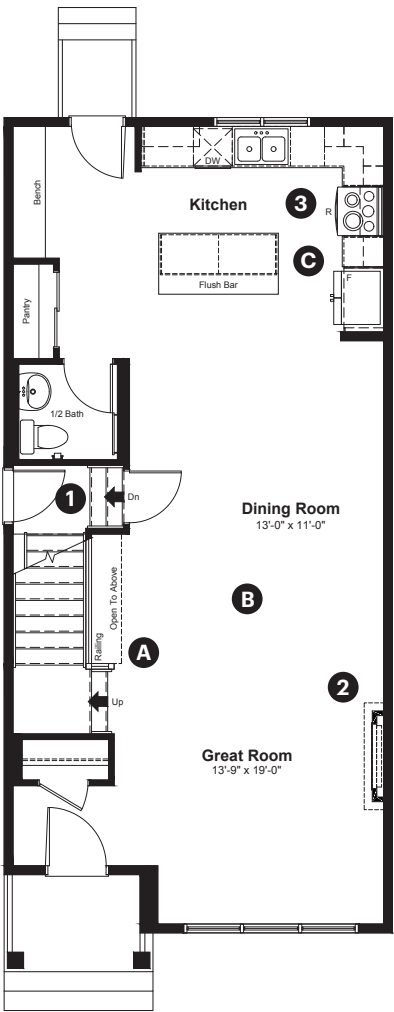
22 Wedderburn Gate
Okotoks, AB

1,647 sq ft
3 bedrooms
2.5 bathrooms

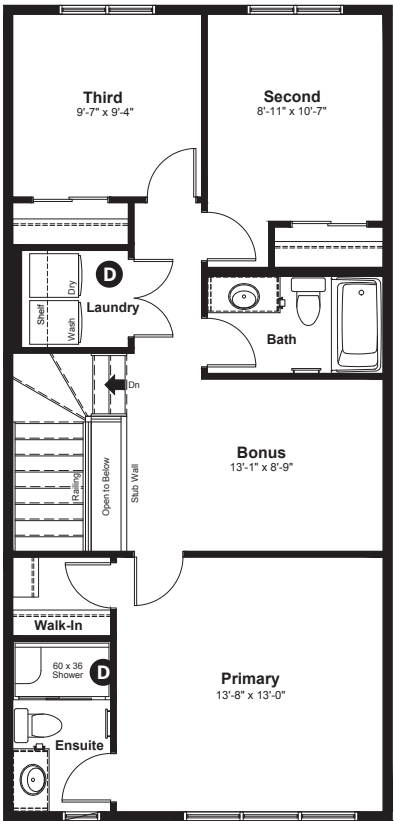
Craftsman Elevation



Main Floor: 819 sq ft



Upper Floor: 828 sq ft



Quick Possession Home Options

- 1 Side entry
- 2 Electric fireplace
- 3 Level 2 cabinet layout

Quick Possession Home Highlights

- A Main floor railing
- B 9' high main floor ceilings
- C Rear kitchen
- D Spacious laundry room

Laned 110

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. The builder reserves the right to make change and modifications to the information contained herein. E.&O.E.

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Anthem



Features

Anthem Construction Standards

- Low maintenance architectural asphalt shingles
- Anthem maximizes window coverage on every home to provide your home with natural light. Windows are also triple plane low-E argon filled windows above grade
- Includes a 50 gallon gas water tank and 96% high-efficient gas furnace with dual-stage with variable speeds. It also has an integrated HRV system with dedicated pick up locations in each bathroom with timers for easy use
- Decora type switches in the kitchen
- R-50 blown insulation in all attic spaces
- Rough-in waterline to fridge

The Interior

- Ceilings are finished with a knockdown texture
- Luxury vinyl plank flooring on main floor
- Luxury vinyl tile flooring in upper bathrooms and laundry
- Carpet on finished stairs and upstairs with an 8lb underlay
- Undermount silgranit kitchen sink
- Undermount bathroom sinks
- Elevated level 3 CM quartz countertops in kitchen and bathrooms
- Elevated level kitchen backsplash selection
- Stainless steel appliance package
- Iron railing on main floor stairwell
- Additional window added to side elevation
- Gas lines added for BBQ and in kitchen
- 9' high basement foundation

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Laned 110

Anthem Home Palette Selections

Model: Laned 110
 Address: 22 Wedderburn Gate, Okotoks AB

Cabinets, Flooring and Countertops

Wall Paint

Trim Paint

Carpet

Luxury Vinyl Plank

Luxury Vinyl Tile

Bathroom Wall Tile

Cabinets

Countertops

Kitchen Backsplash

Cabinet Hardware

Plumbing

Kitchen Sink

Pedestal Sink

Bathroom Sink

Kitchen Faucet

Bathroom Faucet

Tub / Shower Faucet

Finishing

Deadbolt

Interior Door Knob

Bathroom Accessories

Interior Doors



Anthem Home Palette Selections

Model: Laned 110 **Address:** 22 Wedderburn Gate, Okotoks AB

Lighting



Dining Room



Island Pendants



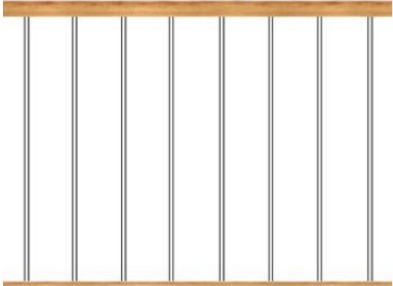
Bedrooms




Bathrooms

*Number of lights determined by size of vanity


Railing




Spindle Pattern




Handrail



Iron Color




Post




Post Cap

* Handrail, post and cap painted to match the trim color


Appliances




Fridge



Electric Range



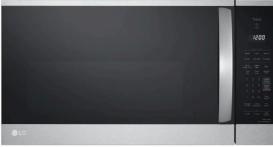
Washer



Dryer



Dishwasher



Over the Range Microwave

