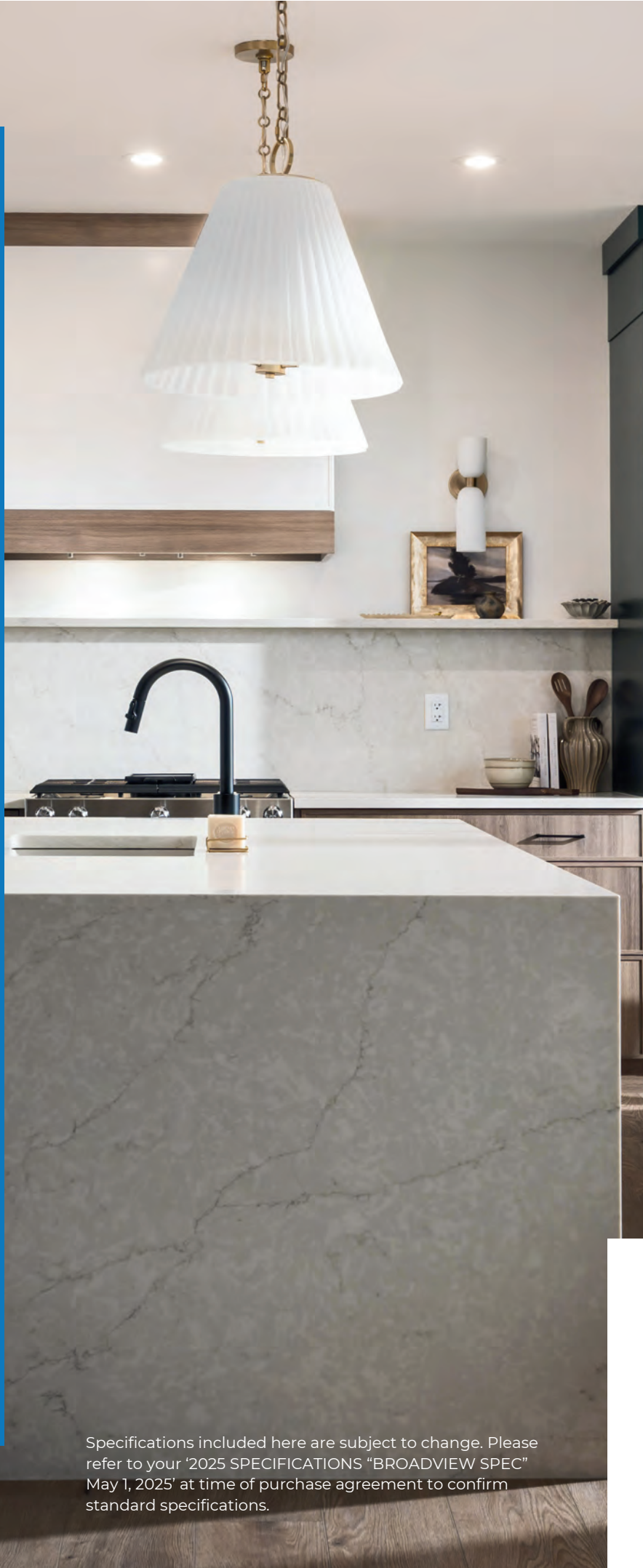




Building to a Better Standard

Broadview Homes Features & Specifications



Broadview Specifications

With over 35 years of experience, Broadview Homes is committed to building high-quality homes with exceptional customer service. Our independent quality checks and commitment to craftsmanship ensure every home meets the highest standards. We build with the same care and attention to detail as if we were living in the homes ourselves—because trust, authenticity, and transparency matter. When you choose Broadview, you're choosing a builder dedicated to excellence.

Specifications included here are subject to change. Please refer to your '2025 SPECIFICATIONS "BROADVIEW SPEC" May 1, 2025' at time of purchase agreement to confirm standard specifications.

Exterior

Building a Solid Foundation

- **9' basement ceilings** – A structural feature that cannot be changed later, providing additional height for future development.
- Exterior foundation walls wrapped in DMX to help prevent moisture infiltration.
- Basement exterior walls insulated with R-12 fiberglass, which helps retain heat and improve energy efficiency in below-grade spaces.
- Exterior house walls insulated with R-20 fiberglass, a durable material that reduces heat loss and enhances soundproofing.
- Vapour barrier installed with exterior insulation to prevent moisture from passing through walls, reducing the risk of mold and improving overall home durability.
- R-40 attic insulation with a vapour barrier to maintain consistent indoor temperatures and improve energy efficiency year-round.
- R-35 spray foam applied to rim joists and cantilevers to improve insulation, seal air gaps, and prevent cold spots.

Curb Appeal

- Premium vinyl, acrylic stucco, and/or James Hardie siding (community-specific), with decorative accent trims and brackets.
- Manufactured stone or brick as per standard plan.
- Architectural fiberglass asphalt shingles with a limited lifetime warranty.
- 'Presidential' precast concrete steps with a broom finish for a sturdy, slip-resistant entry.
- Aluminum railings available in black, white, or yard bronze.
- Prefinished aluminum soffit and fascia for a low-maintenance exterior.
- **Gel-stained fiberglass front door** with a glass insert, creating a more durable wood grain finish.
- **Triple pane windows** for improved energy efficiency and noise reduction.

Garage and Driveway

- Attached garage standard sizes: Double or triple (plan specific).
- Insulated overhead garage door with belt-drive opener, 2 remotes, and a wireless keypad.
- 4" thick Duramix 32 MPA Type 10 garage floor concrete slab with expansion joints.
- 4" thick concrete driveway and walkway with a broom finish, treated with **Protec 3 and a 28-day penetrating sealer**.



Interior

Thoughtfully Designed Kitchens

- **1½" Granite or Quartz** countertops with three standard edge profiles.
- Stainless steel kitchen appliances included:
 - **KitchenAid 30" gas self-clean range.**
 - **KitchenAid 24" tall tub ENERGY STAR dishwasher with hidden controls.**
 - **KitchenAid 25 cubic foot French door refrigerator complete with water and ice.**
 - **Riva 30" chimney hood fan.**
 - **Built-in KitchenAid microwave**
- Undermount **Silgranit sink** available in multiple colours.
- Moen Nori pull-out spray faucet in chrome or black.
- Soft-close cabinets and drawers available in multiple profiles, colours, and finishes.
- Upper cabinets with crown moulding **finished to the ceiling** for a seamless built-in look.
- Kitchen hardware available in black, nickel, or gold.
- 2 sets of **Pot and Pan drawers** included in Kitchen (Plan Specific).
- Tile backsplash to the underside of upper cabinets and to ceiling at hood fan location.

Well-Appointed Bathrooms

- **1½" Granite or Quartz** countertops with three standard edge profiles.
- Soft-close cabinets and drawers in multiple profiles, colours, and finishes.
- **Oval or rectangular undermount sinks** paired with chrome Moen faucets.
- Pedestal sink in half bath to optimize space.
- Tile vanity splash with one 4"-6" high row.
- Full-width, 42" high vanity mirror in the main and ensuite bathrooms.
- Bathrooms include a combination of fiberglass shower and tub units with a chrome Moen Rizon or Vichy tub filler, and pressure-balanced shower control (Plan Specific).
- All built-in acrylic drop-in tubs finished with standard builder's tile on the front and deck (Plan Specific).
- All tubs and showers to have Builder's standard tile finished to ceiling.
- White Contrac Crista elongated bowl toilets.





French Door Refrigerator

30" Gas Range

Luxury Vinyl Plank Flooring

Finishing Touches

- Knockdown finish ceilings.
- White base paint with one primer coat and two finish coats.
- Satin finish paint-grade interior doors with a choice of four profiles.
- **French doors for pantry** complete with Cross Reed Glass (Plan Specific).
- Satin chrome or black lever interior hardware.
- **4"** flat profile paint-grade MDF baseboards.
- **3½"** flat profile paint-grade MDF window and door casings.
- PVC jam returns on all window interiors for a clean, finished look.
- White wire shelving in closets.
- **Electric fireplace** with a floor-to-ceiling tile finish, as per plan.
- **Contemporary railing** in Maple or Oak with stringer capping, paired with wood or metal spindles and brackets (Plan Specific).

Proven Flooring Quality

- Luxury Vinyl Plank flooring from the **"Quest"** and **"Quest XL"** series throughout the main floor (excluding main floor bedrooms, full bathrooms, and laundry rooms).
- White or dark vinyl hot air floor registers.
- **Floor tile in all wet areas**, including bathrooms and laundry rooms.
- Tile selections include 12"x12", 13"x13", or 12"x24" with a variety of grout colours.
- 40 oz stain-protectant carpet from Shaw, installed with 8lb underlay.



BUILT ON STRONG PARTNERSHIPS

Strong trade partnerships are essential to maintaining consistency in craftsmanship and ensuring that every home meets our expectations for durability and performance. Broadview Homes is proud to partner with **Divine Flooring**, an award-winning provider recognized for its superior quality flooring and unmatched service. Divine Flooring elevates each residence with beautiful, durable floors that enhance both style and functionality.

Mechanical and Electrical Systems

Electrical and Lighting

- **200 AMP** electrical service, ensuring ample capacity for modern power needs.
- Decora switches, countertop plugs, and G.F.I outlets.
- Hard-wired smoke and carbon monoxide detectors.
- USB plug installed in the kitchen beside the telephone outlet for convenient device charging.
- Dual outlets for data and cable in the Great Room and Primary Bedroom.
- Standard plug installed at 5'6" in the Great Room, Bonus Room, and Primary Bedroom for TV mounting.
- Lighting allowance.



Heating and Plumbing

- High efficiency tankless water heater.
- Three-piece basement rough-in plumbing for shower, sink, and toilet (as per plan), making future basement development easier.
- **Two-stage** 96% high-efficiency furnace for better temperature control and energy savings.
- Honeywell T10+ Smart Home Wi-Fi enabled thermostat with **Redlink 3.0** or equivalent. (Community specific).
- Active Heat Recovery Ventilator (HRV) to improve air circulation and efficiency.
- Drip/Flow Humidifier to maintain comfortable indoor humidity levels.
- Two exterior hose bibs for watering plants, cleaning the deck, or other outdoor uses.
- BBQ gas line.

What is a two-stage furnace?

A two-stage furnace operates at two different heating levels. Most of the time, it runs on the lower setting, providing consistent, energy-efficient heating with fewer temperature fluctuations. When more heat is needed, it automatically switches to the higher stage. This results in better energy efficiency, improved indoor comfort, and quieter operation compared to a traditional single-stage furnace, which always runs at full capacity.



Built to Last: Your Home Warranty

Broadview Homes is a member of Alberta New Home Warranty, providing:

- 1 year of coverage on materials and labour.
- 2 years of coverage on delivery and distribution systems.
- 7 years of coverage on the building envelope.
- 10 years of structural coverage.

At **Broadview Homes**, we know that what's behind the walls of your home is just as important as what you see on the surface. Specifications are the backbone of a home—the materials, systems, and construction standards that ensure quality, durability, and functionality for years to come. They're the “what” and “how” of your home's build, and they set the tone for its performance and value. We take pride in the specifications we've carefully selected for every Broadview home and revisit them year after year to ensure they reflect what our customers value most. This ongoing process allows us to refine and improve, ensuring that every Broadview home offers the best possible value and meets the highest standards of quality and functionality.

That's why we've created a detailed, easy-to-read specifications book. This isn't just a handout; it's a tool for you to understand exactly what goes into your home. Take it home, read it carefully, and ask our sales teams questions if you'd like to know more. Most importantly, compare it to the specifications of other builders. We stand behind the choices we've made and are confident you'll see the difference. It's about trust and transparency. Our goal is to help you make an informed decision and feel confident about the quality of your home. At Broadview, the details matter, and we're proud to show you exactly what makes a Broadview home stand apart.

Peter John Woolf



Our Trusted Lenders

Buying a home is a big investment, and having the right financing partner makes all the difference. Our trusted lenders are here to guide you through the **mortgage approval** process, answer your questions, and help you find the best financing solution for your new home. Scan the QR code to connect with one of our lending partners and get started.



Scan

Scan to explore financing options for new build mortgages and income suite investments

WHY BROADVIEW HOMES?

At Broadview Homes, we acknowledge that buying a home is more than just the build itself—it's the entire journey. That's why we offer incentives that support every step, from selling your current home to making moving day easier. With a focus on transparency, value, and real support, we're here to simplify the process beyond just the home itself.



Moving Made Simple with Virtuo

Moving is a lot of work, so we've teamed up with **Virtuo** to make it easier. Every Broadview home includes a **dedicated concierge**—a real person who helps coordinate movers, set up utilities, forward mail, and schedule move-out cleaning.



Buy a New Home, Pay Less to Sell Yours

Selling your current home while buying a new one can be stressful, so we're making it easier with Broadview's **List for Free Program**. When you buy a Broadview home, we'll pay for the listing side of your real estate commission, which can **save you thousands**.



You Can Pick Your Friends, But You Can't Pick Your Neighbors...Until Now!

Know someone looking for a new home? With Broadview's **Referral Program**, anyone can refer a friend, family member, or coworker—you don't have to be a Broadview homeowner to qualify. When they buy a new home, you'll get **cash** once they take possession.



We Value Realtors—And Pay Accordingly

At Broadview Homes, we value our partnerships with **realtors** and believe in recognizing the expertise, time, and effort that goes into every sale. That's why we pay **full commission** on all new home sales, following RECA guidelines.



A QUALICO Company