



NEXT GENERATION NET ZERO HOME

\$1,465,000.00 + applicable taxes

A perfect Wilden family home with loads of room for entertaining inside and out. The wide-open kitchen, dining and great rooms spill onto a large covered patio and fenced backyard.

The mudroom and pantry are conveniently located right off the garage, easy for unloading groceries and a great drop zone for all the kid's stuff. The main floor den could also serve as a 4th bedroom with a nice corner window overlooking the front courtyard. The upstairs primary suite includes a generous ensuite and walk in closet wing including a soaker tub and separate shower. The second and third bedrooms are a generous size as well and just steps away from the laundry room and a loft study area.

Finish the remainder of the basement for personal use or create an income producing legal suite that's already roughed in including its own exterior entry.

Possession available for May 30, 2023

1331 sq. ft. MAIN FLOOR

- Kitchen: 12' x 17"
- Dining room: 11' 10" x 17'
- Great room: 14' 10" x 17'
- Mud room: 10' 4" x 5' 5"
- Pantry: 7' 5" x 7' 5"
- Foyer: 6' 1" x 19' 3"
- Den/bedroom: 10' x 10' 8"
- 2-piece bath: 6' 2" x 6'



1081 sq. ft. UPSTAIRS

- Primary bedroom: 14' x 16' 11"
- Bedroom: 11' x 11' 11"
- Bedroom: 10' 11" x 11' 9"
- Ensuite: 7' 2" x 23' 7"
- W: 7' 2" x 9' 8"
- Bathroom: 5' 6" x 9' 5"
- Laundry: 5' 4" x 7'
- Loft area: 13' 1" x 9' 11"



1268 sq. ft. BASEMENT (unfinished)

- Roughed in for suite or finish additional bedroom, rec room and 3-piece bath
- Separate exterior entrance



225 sq. ft. BASEMENT (finished)

- One finished bedroom
- Stairs from main to basement

527 sq. ft. DOUBLE CAR GARAGE



Winner of four Housing Awards of Excellence for Public and Private Partnership, Environmental Initiative, Innovative Feature (Multi-Source Clean Energy System), and Certified Home.

ENERGY EFFICIENCY UPGRADES

- HVAC- iFlow Heat/Cool exchange (heat from on demand Navien, controlled from three separate zone thermostats.
- Triple pane windows
- Grey water heat recovery
- 14.4 kW of solar panels - Electricity will be used to power the home and since it's net metered anything unused will be credited towards future use.
- Increased R-Value walls/ceilings 2" exterior and ceiling styrofoam
- Extra low voltage solar connections

INCLUDED FEATURES

Exterior

- Dual black asphalt laminate roofing
- Hardi plank exterior siding
- Hardi board and batten siding
- No maintenance aluminum soffits
- Hemlock accent
- Granite stone accent
- Black metal clad vinyl triple pane Low-E windows
- 2x6 aluminum courtyard rails
- Exposed concrete driveway/courtyard
- Exterior stairs to basement (optional suite)

Interior

- Painted shaker cabinets
- Silestone/quartz kitchen counters
- Fisher & Paykel kitchen appliances as installed
- Whirlpool washer and dryer as installed
- Hardwood flooring

Buyer will be required to enter into a 3-year energy monitoring contract with UBCO, with results to be made public.

Price does not include applicable taxes. The Builder reserves the right to make changes without notice. Measurements are approximate and may vary. Buyer to verify if deemed important. This plan is the intellectual property of and may only be built by AuthenTech Homes Ltd. and is not to be copied or distributed without consent. Subject to availability.

For more information about this home and project visit wildenlivinglab.com

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