

# 2026 Specifications

## Single Family



### Celebrating 50 Years of Homebuilding Excellence.

For five decades, Coventry Homes has built thoughtfully designed homes across Edmonton with craftsmanship and care. Our specifications reflect this legacy, offering premium materials and finishes carefully selected to enrich your lifestyle and stand the test of time. As we celebrate 50 years, we remain committed to delivering exceptional quality and attention to detail in every home.

### Interior Finishing Materials

#### Design & Selection Experience

- Full day appointment reserved at our **Choices by Design** centre to select all interior finishings with an Interior Designer\*
- Work alongside our Interior Designers to thoughtfully customize your home, choosing from a wide range of standard and upgraded finishes to suit your style, lifestyle, and budget.

#### Kitchen Features

- 39" thermofoil or melamine finish cabinets in an array of door styles and colours
- 24" deep cabinet above refrigerator
- Four top drawers in kitchen as per plan
- Soft close cabinet drawers and doors throughout the home
- ¾" quartz kitchen countertop with eased edge
- Undermount dual bowl stainless steel kitchen sink
- Full height ceramic tile kitchen backsplash
- Four-piece stainless steel appliance package including range, refrigerator, dishwasher, and over the range microwave
- Pull down designer faucet in chrome finish

#### Bathroom Features

- Pedestal sink in half bathroom with oval mirror
- Thermofoil or melamine finish cabinets in ensuite and main bath in an array of styles and colours
- ¾" quartz countertops in main bathroom and ensuite with eased edge
- Top mount oval bathroom sinks
- 6" ceramic tile backsplash above bathroom vanities including side returns
- Full width, 42" high vanity mirrors in main bath and ensuite
- Freestanding tub in ensuite as per plan
- Minimum 6" row of ceramic tile around acrylic tub and shower units
- 6mm glass shower doors with chrome frame
- Chrome bathroom hardware including shower rod

#### Flooring, Doors & Trim

- Luxury Vinyl Plank (LVP) flooring throughout main floor
- Luxury Vinyl Tile (LVT) flooring in second floor bathrooms and second floor laundry room as per plan
- High performance carpet with 10lb underlay
- 2" interior door casing and 3" baseboard packages
- Paint grade interior doors and designer door hardware
- Bypass closet doors as per plan
- Satin nickel wire shelving in pantry and closets

#### Interior Finish Details

- Three coats of Cloverdale Super II acrylic paint including one tinted primer and two finish coats
- One paint colour for main walls and one colour for doors and trim
- Square bead vertical drywall corners
- Splatter texture ceilings throughout
- Iron spindle railing with painted handrail to match trim
- Painted concrete basement floor and wood stairs

### Exterior Finishing, Doors & Windows

- Insulated fiberglass exterior doors
- Garden swing door with half glass as per plan
- White vinyl sliding patio door as per plan
- Steel insulated sectional overhead garage door with window lites as per elevation
- Chain driven garage door opener with two remotes, keyless entry, and WiFi compatibility
- Minimum 60" by 27" slider basement windows as per plan
- Obscure glass in ensuite window as per plan
- Decorative window grills, front elevation only

### Energy Saving Features

- 96% high efficiency furnace
- Energy-efficient ventilation system (HRV)
- 80 gallon electric hot water tank
- Low flow elongated comfort height toilets with soft close seats
- R24 fiberglass insulation in exterior walls
- R50 ceiling insulation and R40 garage ceiling insulation
- R20 basement insulation
- R28 spray foam insulation at garage overhangs and cantilevers
- PVC triple pane SunGain series glass windows
- Spray foam insulated window cavities on sides and top with backer rod installed at bottom for drainage

### Electrical, Heating & Plumbing

- \$0.50/sq. ft. lighting allowance for above grade floors, locations as per plan
- Park Lighting appointment\*
- Flush mount LED pot lights on above grade floors, locations as per plan
- Decora style light switches and outlets
- Two exterior weatherproof GFI outlets
- One RG6 cable outlet and three Cat6 ethernet outlets as per plan
- Kitchen island outlet as per plan
- Private smart home feature appointment with Automated Living Solutions\*
- Four interior lights and outlets in garage
- Exterior lights on garage and each ground level entry door as per plan
- Premium dehumidifying fan with integrated dehumidistat control for garage climate management
- 96% high efficiency forced air heating system
- Digital thermostat with WiFi compatibility
- Partially active heat recovery ventilator
- Gas line rough into future rear deck with quick connect
- Professional furnace and duct power vacuuming prior to possession
- Recessed waterline to refrigerator location
- Floor drain in above grade laundry location
- Three-piece bathroom plumbing rough-in in basement
- Shut off valves on all toilets and sinks
- One non-freeze exterior hose bib as per plan
- Sewer scoping conducted prior to possession
- Collection reservoir with no drain in attached garages

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### Framing Specifications

- All garage walls constructed with 2x6 framing, R20 insulated, drywalled, and fire taped
- Limited lifetime 30 year warranty fiberglass shingles
- Pressure treated deck nailer as per plan

### Structural & Concrete Components

- 9' main floor wall height and 8' second floor wall height
- 9' basement wall height
- Engineered piles to support sidewalk
- Precast broom finish concrete front entry steps as per plan
- Full width concrete driveway up to 32' long, rear apron up to 12' long, reinforced with 10 mm rebar at 24" on centre. Driveway length subject to municipal bylaws, additional charges may apply for longer driveways
- Pressure treated deck nailer for future deck as per plan

### Alberta New Home Warranty Program

As part of our commitment to quality and peace of mind, all new homes come protected under the Alberta New Home Warranty Program, providing comprehensive coverage and confidence in your investment.

- 1 year workmanship and materials
- 2 year distribution systems
- 5 year building envelope
- 10 year structural warranty

### Scheduled Construction Meetings

To ensure a smooth and transparent building process, you will work directly with your dedicated Site Supervisor and participate in key construction meetings that keep you informed and involved every step of the way.

- Preconstruction meeting
- Homeowner framing orientation
- New Homeowner orientation
- Welcome Home tour

### Homeowner Care

With our experienced Homeowner Care (Warranty) Team, you can be confident that you'll be taken care of even after you've moved in. Our knowledgeable team is available, during regular business hours, to quickly address any concerns you have.

- Post Possession visits
- 3 months & 10 months



### Important Notes

Specifications are subject to change

Coventry Homes strives to keep on top of the latest and most popular home features. In the event a product or feature is no longer available or discontinued, we reserve the right to substitute products without notice.

\* Appointments available for all pre-sale homes and select quick possession homes

Purchaser

Date

Purchaser

Date