

2026 Specifications

Multi-Family Townhomes & Duplexes



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
- Top mount 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
- 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
- 6mm glass shower doors with chrome frame
- Minimum 6" row of ceramic tile around acrylic tub and shower units
- Choice of 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 rooms as per plan
- High performance carpet with 10lb underlay
- Choice of 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
- Stub wall with painted wall mounted handrail and MDF capping
- 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 garage door with window lites as per plan
- Chain driven garage door opener with two remotes, keyless entry, and WiFi compatibility
- Full front landscaping excluding fence as per architectural guidelines for duplex homes
- Full front and rear landscaping as per architectural guidelines for townhomes
- Minimum 60" x 27" slider basement windows as per plan
- Obscure glass in ensuite window as per plan

Energy Saving Features

- 96% high efficiency furnace
- Energy efficient ventilation system with heat recovery ventilator
- 80 gallon electric hot water tank
- Low flow elongated comfort height toilets with soft close seat
- R24 fiberglass insulation in exterior walls
- R50 ceiling insulation and R40 garage ceiling insulation
- R20 basement insulation
- 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* as per plan
- Flush mount LED pot lights for 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
- 96% high efficiency forced air heating system
- Digital thermostat with WiFi compatibility
- Partially active heat recovery ventilator
- Professional furnace and duct power vacuuming prior to possession
- Recessed waterline to refrigerator location
- Floor drain in above grade laundry location as per plan
- 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

Framing Specifications

- Proprietary Silent Neighbour sound reducing wall system
- Basement walls wood framed from ceiling to floor at 24"on centre
- Limited lifetime 30 year warranty fiberglass shingles



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Structural & Concrete Components

- 8' ceiling height throughout
- Wood or precast concrete front entry steps as per plan
- Poured concrete sidewalk to front step with 10 mm rebar reinforcement

Garage	Attached	Detached
Concrete driveways/garage floor pad with 10 mm rebar reinforced 24" on centre	●	●
Max driveway length	32'	12' apron only
Exterior garage walls are 2x6 spruce studs	●	●
Garage is fully insulated, drywalled, and firetaped	●	●
Humidistat and exhaust fan	●	●
Two interior lights and two electrical outlets	●	●
Exterior lights	2	2
Poured Sidewalk in rear (townhomes)		As per plan
Chain driven garage door opener with two remotes and keyless entry	●	●
Man door	As per plan	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 _____