



FIVESTARHOMES

LUXURY REDEFINED WITH FIVE STAR HOMES

THE FIVE STAR HOMES EXPERIENCE

ABOUT US

- National Customer Service Winner by third party AVID Rating customer surveys since 2018
- 20 years of home building experience
- Trusted member of the Canadian Home Builders Association and the Alberta New Home Warranty Program
- Established reputation for building in Estate communities like Lake Summerside and Jagare Ridge
- Secor certified company

THE BUILD EXPERIENCE

- Explore custom build lots we own or a lot you've secured
- Customize your plan with full design flexibility
- We take care of the entire permitting process with the City of Edmonton
- Work with our hand selected interior designers and suppliers that specialize in custom homes
- We arrange walk throughs during key milestones of your home under construction at your convenience
- Real Property Report (RPR) and Compliance Certificate provided or title insurance



21st Annual
Avid Awards.
DIAMOND WINNER

Highest Customer Rating in Canada

PLEASE CALL OR TEXT ROBBY: **780-709-0909**
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FOR THE INTERIOR DESIGNER

INTERIOR FINISHES & FLOORING

- 9' main floor and basement ceilings or as per plans
- Full width vanity mirrors in all full bathrooms
- Ceiling height tile surround in showers & main bathtub or as per plans
- Five rows of painted MDF shelves in pantry & linen closets or as per plans
- Choice of modern or transitional 3" casing and 4.5" baseboards or as per specs
- 60oz. carpet with 8lb underlay (minimum)
- Main floor 1/2" engineered hardwood with flush mount hardwood vents or as per specs
- 12" x 24" ceramic tile in bathrooms & mudrooms or as per specs
- Full swing closet doors
- Stained or painted handrail with round, chrome spindles (or equal) or as per specs
- Weiser deadbolts for exterior doors and privacy lock for bedroom and bathrooms

EXTERIOR FINISH

- Exterior design and pricing is neighbourhood specific and at minimum will meet standard architectural controls; options to exceed architectural controls will be priced accordingly

FIREPLACES

- 60" linear electric fireplace, with contemporary mantle and tile surround, OR with transitional mantle and tile surround or as per specs

CABINETS

- Custom-built cabinetry with stained/painted/thermofoil options
- Cabinet supplier meeting to confirm layout, and choose colour, hardware, door & drawer style, and any custom additions
- Cabinet design supports built-in appliances
- Cabinets to the ceiling*, full depth cabinet over fridge, maple or MDF doors, crown molding, & under cabinet valance
- Under cabinet LED lighting for main kitchen
- Two sets of pots & pans drawers
- Soft close doors & drawers throughout
- Quartz countertops throughout with undermount sinks
- Single vanity in powder rooms

* For 9' main floor height

WINDOWS & DOORS

- Triple pane casement windows (Energy Star & Low E/Argon)⁺
- Steel insulated overhead door, garage door opener includes remote controls & exterior access pad
- Insulated 1/2 glass painted smooth finish fiberglass entry door with perimeter grills or as per plans
- Dent resistant insulated fiberglass, painted exterior man doors
- French pantry door with glass insert

PAINTING

- Life Master paint by Dulux (or equal) eliminates VOCs
- Walls are painted with 1 coat of primer and 2 coats of low lustre eggshell latex paint



FOR THE CONSTRUCTION ENTHUSIAST

CONCRETE & FOUNDATION

- Engineer's on-site inspection, report and Bearing Certificate at time of excavation
- Engineered grade beam design
- Exterior damp proofing with Delta membrane wrap
- Garage floor supported on concrete piles, joints controlled with Zip Strips
- Up to 60" wide broom finish, precast concrete sidewalks*
- Broom finish, precast concrete verandah & steps or as per specs
- Broom finish, precast concrete driveway full width of the garage or as per specs*
- Window well drains tied to weeping tile

FRAMING & STRUCTURE

- Engineered "Silent Floor" system with lifetime guarantee, engineered beams
- 23/32" subfloor, tongue & groove, sturdi-wood glued and screwed (or ring nailed)
- Exterior walls & garage walls, 2x6 kiln dried spruce, 16" o.c. (19" o.c. interior walls)
- 7/16" OSB roof sheathing, 3/8" between garage & house

PLUMBING

- High efficiency hot water heating system⁺
- Low flow bathroom faucets & low flush toilets⁺
- Riobel fixtures throughout with four finish options: Polished Chrome, Vibrant Brushed Nickel, Matte Black, Vibrant Brushed Modern Brass or as per specs
- Ensuite shower with frameless 10mm glass swing door, wallmount rainhead, handshower fixtures and 3' x 5' custom tile base as per specs
- Main bath tub 5ft white Hytec Langley (or equal) with ceramic tile surround to ceiling
- Undermount Silgranit kitchen sink in 6 colour choices or as per plumbing specs
- Two undermount vanity sinks in Ensuite
- Rough-in for future basement 3-piece bathroom
- Water line to fridge
- Gas line to rear deck
- Garburator rough-in under kitchen sink
- Shutoff valves on all toilets, sinks, & hose bibs
- Floor drain in laundry room, mechanical room, and garage

ROOFING

- 30 year architectural shingles, with lifetime warranty
- 44" deck base at eaves & valley locations
- Moisture resistant underlay over entire roof area
- Protect wrap vapour seal at washing details

ELECTRICAL & LIGHTING

- Custom electrical walkthrough
- Ten interior potlights, location to be determined during electrical walkthrough or as per plans
- Additional ten potlights if developed basement
- Four TV & four CAT-6 outlets throughout
- One USB plug installed in kitchen
- White soft-touch Decora switches & plugs throughout
- Exterior soft plug for Christmas lights (with switch)
- Lighting allowance of \$1.00/sq. ft. and lighting selection meeting at supplier or as per specs
- Conduit to Great Room and Bonus Room*
- RING doorbell

HEATING & VENTILATION

- Silent Comfort Technology furnace - 96% efficient, 2 stages of heat, variable speed⁺
- Ecobee wi-fi enabled thermostat with remote sensors (compatible with Apple HomeKit)
- Flow through humidifier
- All joints in duct work are foil taped

INSULATION & DRYWALL

- Square corners & California knock down throughout
- Spray foam insulation on 1st and 2nd floor rim joists⁺
- Spray foam insulation on door/rim joists for living spaces above the garage and in the basement⁺
- Attached garage is insulated, boarded, and fire taped or as per specs
- R50 insulation in attic, R20 insulation in exterior walls, R20 in basement walls⁺

* Indicates feature that is plan/process specific

⁺ Indicates "Green"/Eco-Friendly Feature

Updated December 2024

Specifications do not apply to homes already completed, under construction, or permitted to previous year's specifications.

All information is subject to errors & omissions, and subject to change without notice.

