

Canadian Cottage



SHELTER
HOME SYSTEMS

NOR-FAB
System Built Homes





Model Specifications

Standard Construction

- ⇒ 30 Year Architectural Fiberglass Shingles
- ⇒ Engineered Roof Trusses
- ⇒ 12" Residential Eaves on 3 Sides
- ⇒ 6 MIL Poly Vapour Barrier in Ceiling & Sidewalls
- ⇒ Coloured Metal Fascia (White - if no colour is selected)
- ⇒ White Soffit
- ⇒ Cathedral Ceiling in Kitchen, Dining Room and Living Room
- ⇒ 2x6 @ 24" o.c. Outside Walls
- ⇒ 3/8" OSB Sheathing on Inside and Outside of Exterior Walls
- ⇒ Low Maintenance Vinyl Siding
- ⇒ Tubular Laminated Steel Frame: 8" (<16'x68') or 12" (>16'x68')
- ⇒ 2 x 10 Floor Joists, 16" O.C. | I-Joists on 20' & 22' wide
- ⇒ T&G OSB Floor Decking; Glued and Mechanically Fastened
- ⇒ Insulation: R-60 Ceiling, R-30 Wall, R48 Floor
- ⇒ Weatherproof Exterior GFI Receptacle
- ⇒ Frost Free Tap c/w Check Valve
- ⇒ Coach Lights at all Exterior Doors
- ⇒ Airtight Protocols
- ⇒ 36" Insulated No Light Front Door c/w Peephole & Storm Door
- ⇒ 5' Patio Door In Dining Area
- ⇒ White PVC "Low E" Windows with screens;
70x52 in Living Room
46x42 in Bedrooms
46x52 in Dining Room
30x36 in Kitchen

Exterior Features

- ⇒ 4 Pot Lights in Porch Area
- ⇒ Vinyl Shakes At Front Gable
- ⇒ Coloured Fascia/Corners and Columns
- ⇒ 6' Front Porch w/Aluminum Railing
- ⇒ Smart Trim Around Windows

Kitchen

- ⇒ 18 Cu. Ft. White Fridge with 2 doors & Top Freezer
- ⇒ 30" Electric White Range
- ⇒ Two Speed White Range Hood Vented to Exterior
- ⇒ White Dishwasher
- ⇒ Sink: Two Bowl Stainless Steel w/Single Lever Faucet - Chrome

Bath

- ⇒ One Piece Fiberglass Tub/Shower (all bathrooms)
- ⇒ Sink: White Oval, Drop In w/Single Lever Faucet - Chrome
- ⇒ Single Flush White Toilet with Lined Tank
- ⇒ Shower Rod and Curtain Liner (all bathrooms)
- ⇒ Chrome Towel Bar and Paper Holder
- ⇒ GFI Receptacles
- ⇒ Dehumidistat on Main Bath Fan

Interior Finish

- ⇒ Spraytex 1/2" Gyproc Ceilings
- ⇒ 100% Polyurethane Carpet in Living Room and Bedrooms
- ⇒ No Wax Vinyl Flooring In Areas Without Carpet
- ⇒ Wall Finish: Decorative Vinyl Over Gyproc (VOG) w/ Battens on Joints
- ⇒ Ceiling Trim: 1011 Profile (Matching Cabinet Colour)
- ⇒ Baseboards: 1011 Profile (Matching Cabinet Colour)
- ⇒ Window/Door Trim: 1011 Profile (Matching Cabinet Colour)
- ⇒ Closets: Battens Throughout
- ⇒ Pewter Interior Door Hardware T/O - Lever Handles
- ⇒ Pre-finished White Flat Interior Doors
- ⇒ Wire Closet Shelving
- ⇒ 2" Vinyl Blinds T/O
- ⇒ Toggle Light Switches
- ⇒ Modular Cabinets w/ Roller Drawer Hardware
- ⇒ PVC Wrap Cabinet Doors w/Pewter Knobs
- ⇒ Cabinet Crown Moulding: 510 Profile
- ⇒ 3" White Subway Tile Backsplash (White Grout) Grout
- ⇒ Laminated Countertop

Utilities

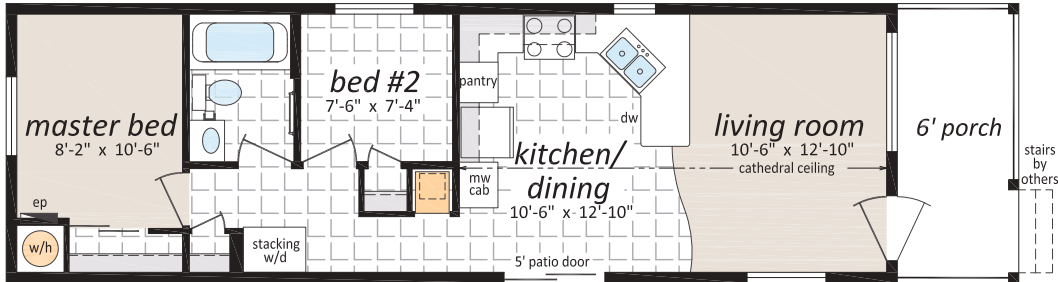
- ⇒ 40 GI ELECTRIC Water Heater
- ⇒ High Efficiency ELECTRIC Furnace - Convertible
- ⇒ 200 Amp Electric Service Panel
- ⇒ Electric Conduit Through Floor
- ⇒ Incandescent Light Bulb Package
- ⇒ Programmable Thermostat
- ⇒ Copper Wiring Throughout
- ⇒ Plumbed & Wired For Stacking Washer and Dryer
- ⇒ Shut Off Valves on all Fixtures
- ⇒ Insulated Water Lines in Water Heater Cavity
- ⇒ Smoke/CO Alarms w/Battery Back Up in Hallways
- ⇒ Smoke Alarms (all bedrooms)
- ⇒ Wire Shelf Above Washer/Dryer Area

Canadian Cottage

CC-1444

14' x 50' 700 sq. ft.

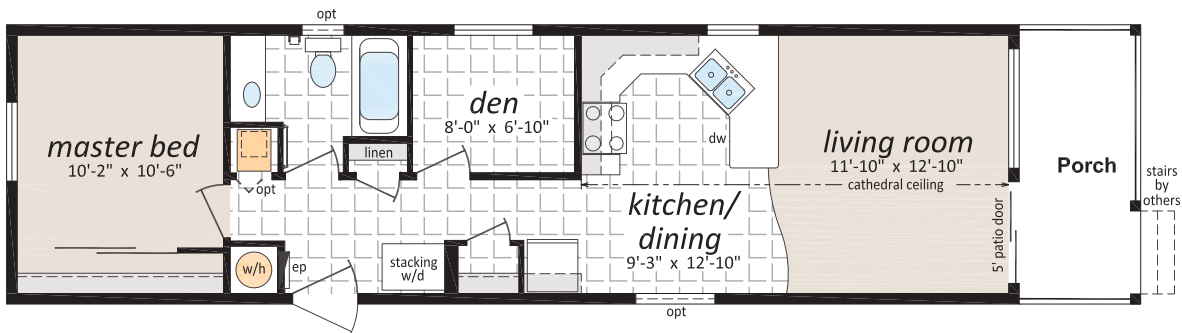
2 Beds, 1 Bath



CC-1456

14' x 56' 784 sq. ft.

1 Bed, 1 Bath





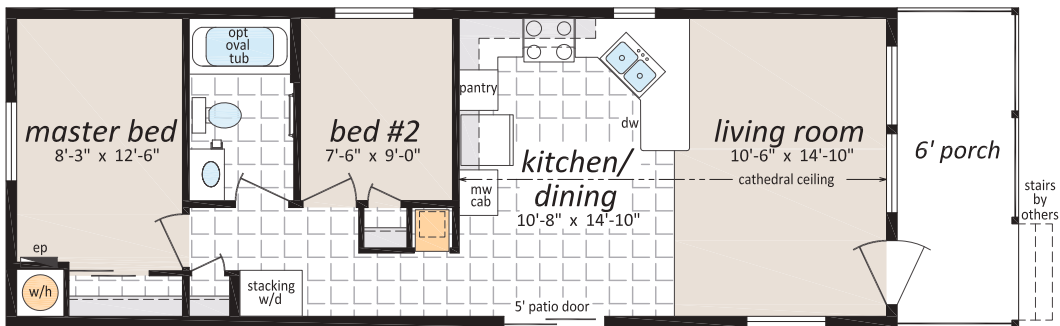
CC-1644

16' x 50' 800 sq. ft.

2 Beds, 1 Bath



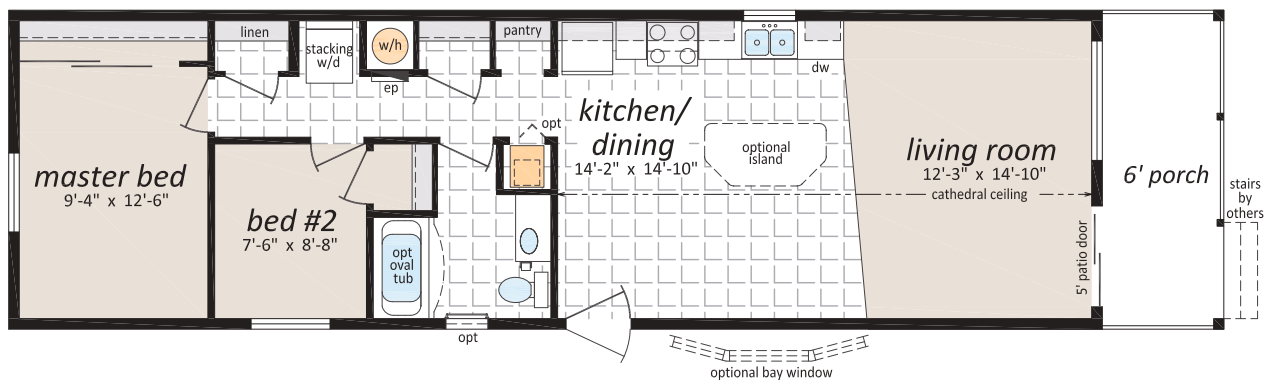
Artist Rendering; may show optional features



CC-1654

16' x 60' 960 sq. ft.

2 Beds, 1 Bath



Optional Features

Exteriors

- Skylights
- Deluxe Garden Doors
- 9 Light Exterior Door
- Polyurethane Stone Accents
- Octagon Windows
- Oval Exterior door w/vented sidelight
- "Panorama" Living Room Windows
c/w Diamond Cut Ceiling
- Sequoia Select Upgrade Vinyl Siding
- Turbine Vents
- Extra Exterior GFI
- High Snow Load

Interiors

- Painted Drywall Throughout Home
- Cathedral Ceiling in Master Bedroom
- Laminate Flooring
- Carpet in 2nd and 3rd Bedrooms
- French Doors
- Mirrored Closet Doors
- Freezer Cabinets
- Utility Room Door c/w Grill
- Ceiling Fan with Lights
- 2 - 4' Ceiling Mount or Recessed Fluorescent
Lights
- Decora Switch Package
- 2" PVC Blinds
- Programmable Thermostat
- Benton Style Doors

Bathroom

- Glass Mosaic Tile Back splash
- Ceramic Tile Back splash
- Jetted Oval Tub
- Jetted One Piece Tub and Shower
- 60" Shower c/w Glass Doors
- Accessible Toilet
- Grab Bars
- Full tiled shower w/sliding glass doors
- Vessel Vanity Sink w/ 90 degree Faucet

Kitchen

- Raised Panel Solid Wood Cabinet Doors
- European Stainless Steel Range hood
- Etched Glass Cabinet Doors
- China Cabinets and Hutches
- Under Cabinet Lighting
- Upgrade High Definition Laminate Counter tops
- Ceramic Tile Back splash
- Glass Mosaic Tile Back splash
- Tip Out Soap Tray Below Kitchen Sink
- 4 Bulb Track Light c/w Dimmer Switch
- 24" Fluorescent Light Above Kitchen Sink
- Pot and Pan Drawers
- Combination Microwave and Range hood
- Goose Neck Moen Faucet

Utilities

- Gas Fireplace complete with Air Circulating Fan
- Gas Water Heater
- Electric Furnace
- Oil Gun Furnace
- Self Cleaning Range
- Two Door Side By Side Refrigerator
- Handi-Hite Bottom Mount Refrigerator
- Front Load Washer and Dryer
- Central Vacuum System
- Roughed in for Central Vacuum
- Air Conditioner Ready Furnace
- 2 1/2 Ton Air Conditioner
- Extra Telephone Jacks
- Surge Protector
- Garage Ready Package

Check off your extras ...

... and we will take care of the rest!



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