

36' SINGLE FAMILY SHOWHOME

THE WHISTLER

2,224 SQ. FT.

HEARTH STONE



ARCHITECT'S CHOICE OPTIONS & PLAN SELECTIONS

BASEMENT OPTIONS

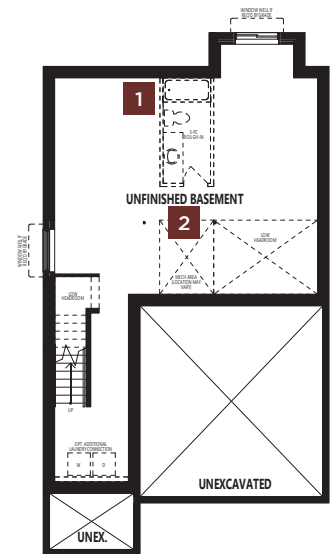
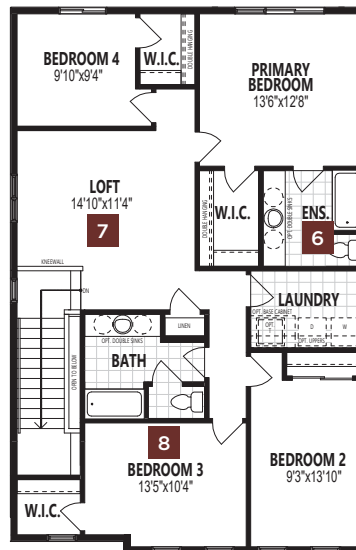
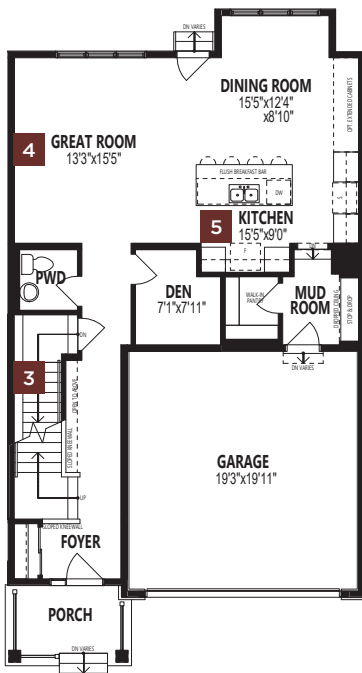
- 1 Rear Basement Entry
(IF GRADE PERMITS)
- 2 Finished Basement
(ADDITIONAL 688 SQ. FT.)

MAIN FLOOR OPTIONS

- 3 Side Door Entry
(IF GRADE PERMITS)
- 4 Gas Fireplace in Great Room
- 5 Prep Kitchen

SECOND FLOOR OPTIONS

- 6 Bath Oasis
(UNAVAILABLE WITH PRIMARY BEDROOM #2)
- 7 5TH Bedroom
(IN LIEU OF LOFT)
- 8 Primary Bedroom #2
(UNAVAILABLE WITH PRIMARY BATH OASIS)



MAIN FLOOR PLAN

SECOND FLOOR PLAN

BASEMENT PLAN

All illustrations are artist's concept. All dimensions are approximate. Prices, specifications, terms and conditions subject to change without notice. E.&O.E.

A3L6 All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. All measurements and dimensions are approximate only and not guaranteed to be exact or to scale. These floor plans and room dimensions apply to the 'Farmhouse' elevation of this model type. Actual usable floor space may vary from the stated floor area. Note that plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Lots with a rear-lot/side-lot catch basin easement will be required to purchase the inbound or alternate fireplace option. Please consult your sales representative. E.&O.E. October 2022. Copyright 2022 – Mattamy Homes Limited.



HIGHLIGHTED OPTIONAL FEATURES THROUGHOUT

FLOORING

- Upgraded tile – Porcelanosa Metropolitan 24x24 Anthracite in main bathroom, ensuite and laundry room
- Upgraded tile – Saltillo Porcelain 1" penny round in Blue Coffee in Bath Oasis shower floor
- Upgraded luxury vinyl plank – Ethos Legacy Mackenzie throughout the main floor
- Included carpet – Shaw Cool Flair Mayfair with 8 lb underlay

MILLWORK

- Upgraded main floor from 6'8" to 8' Carrara
- Upgraded Satin Nickel Cambie knobs
- Included Satin Nickel Kingsway grip set
- Upgraded trim package
- Glass door to garage (Model home purposes only)

PLUMBING & HVAC

- Air conditioning (Rough in only available for purchase)
- Included General Aire humidifier
- Upgraded chimney hood fan
- Optional water line for fridge
- Optional gas line to stove
- Upgraded Blanco Quatrus R15 U Super Single satin brushed kitchen sink
- Upgraded spot-resistant stainless Moen Align kitchen faucet
- Upgraded Gerber Luxoval undercounter sinks in main and ensuite bathrooms
- Upgraded Moen Rizon faucets in bathrooms
- Included Gerber Maxwell toilets
- Included Hytec Donbrook 60x36 soaker tub with Bath Oasis
- Optional Blanco Horizon U 1 undermount sink in laundry room
- Included Moen Integra laundry faucet

CABINETRY & COUNTERTOPS

- Optional built-in appliances with cabinet modifications
- Optional cabinet upgrade style, colour and wood species
- Upgraded stacked cabinets in kitchen
- Optional two-tone cabinetry with Glendale profile
- Upgraded Calacatta Roma quartz countertops
- Optional extended cabinetry in kitchen
- Upgraded furniture – toe kick on island
- Optional laundry cabinetry
- Optional floating vanity upgrade in main and ensuite bathrooms

LIGHTING/ELECTRICAL

- Optional pot lights throughout interior
- Optional Gemstone lighting on exterior
- Extra optional electrical outlets throughout
- Light fixture upgrades throughout (Not available through Mattamy)
- Speakers throughout (Rough in only available for sale)
- Included electric vehicle charging (Rough in only)
- Optional full-height electric fireplace w/media-ready outlets
- Optional TV-ready wall in loft

WALL TILE & BACKSPLASH

- Upgraded tile – Ames Tetra 5x6 Oceanside on main bathroom wall
- Upgraded tile – Ann Sacks Field Series 2x8 Rice Paper as kitchen backsplash
- Upgraded tile – Ames Penta 5x8 Sand Dollar on Bath Oasis shower wall
- Upgraded tile – Olympia Room Series Onyx Aqua Blue 24x48 on full-height fireplace tile

INTERIOR DETAILS

- Upgraded stained wood railings
- Upgraded built-in appliances
- Optional splatter ceiling throughout
- Included paint
- Optional Bath Oasis with soaker tub
- Upgraded 10mm glass in shower
- Unfinished walkout basement
- Optional laundry room w/sink

SALES CENTRE ADDRESS: 1009 Hearthstone Blvd Sherwood Park, T8A 6K2

SALES PHONE NUMBER: 780-449-1369

SALES CENTRE HOURS: Monday – Thursday 1pm-8pm, Saturday, Sunday and Holidays 11am-6pm

