



# The Frederick

**\$54,154.00**

Material Package Price

+ Applicable Taxes

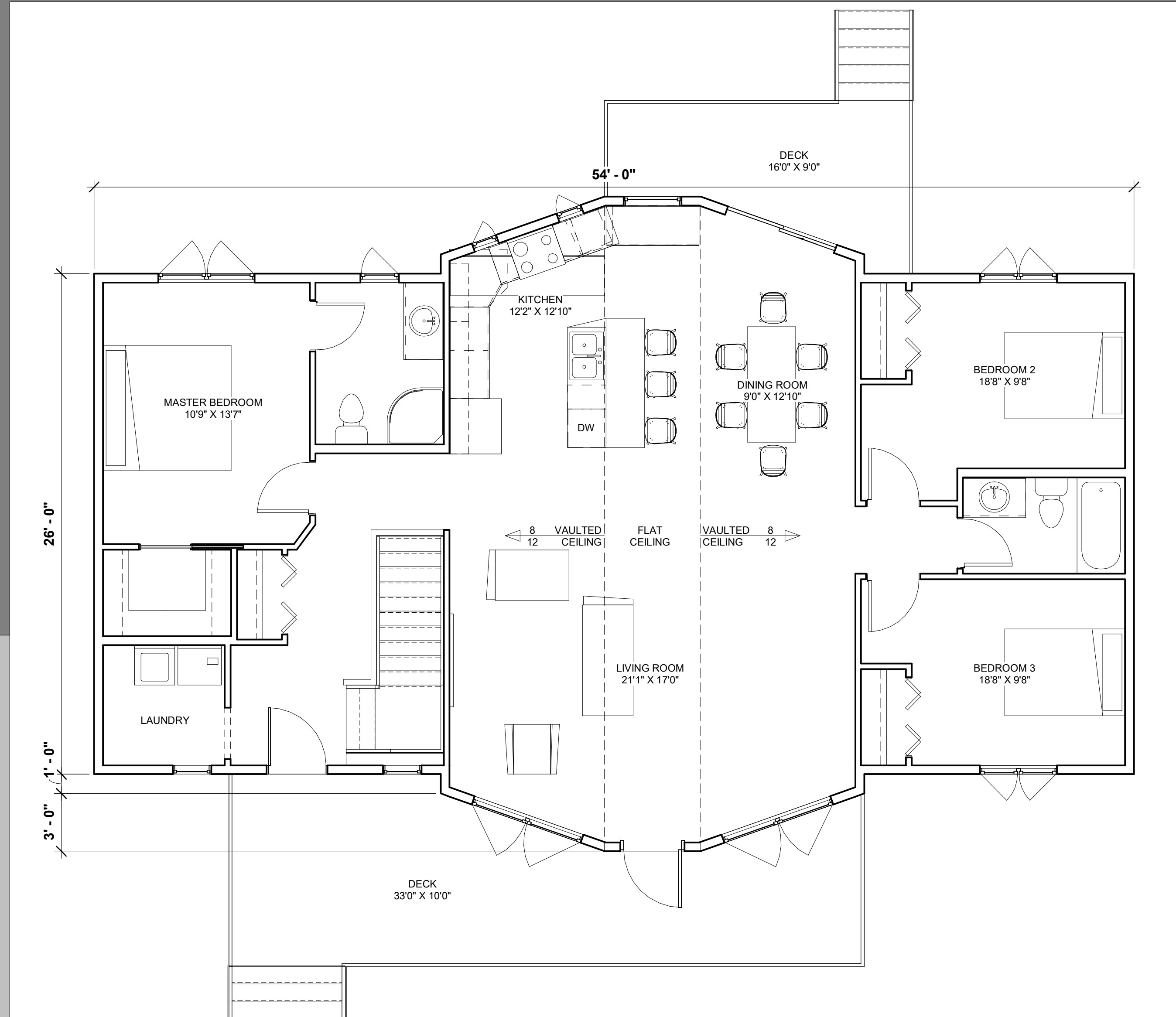
**\$149,842.00**

RTM Construction Price

Come see us at Westman Lumber  
Unit #2, 1875 Middleton Ave. Brandon, MB  
(204) 726-5493  
Drafting@WestmanLumber.com

**1,529 sqft.**  
**3 Bedroom**  
**2 Bathroom**

RTM Price starting at \$98 per sqft



### Product Highlights:

- Kohltech windows
- Metrie 6 panel interior doors
- Mitten vinyl siding
- IKO Cambridge 30 year shingles





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**Total Footprint - 1529 FT<sup>2</sup>**  
**3 Bedroom**  
**2 Bathroom**

**Material Package: \$54,154.00**  
**RTM Construction: \$149,842.00**

**Additional Options:**

**Foundation Package:**  
**Foundation: \$12,375.00**

**Deck Packages:**  
**Front Deck: \$4,617.28**  
**Rear Deck: \$2,202.89**

Spec Sheet:

**General Construction Information:**

**Walls**

- 8' 2x6 exterior 16" oc
- 8' 2x4 interior 16" oc
- 3/8" OSB exterior sheathing
- 2 ply 2x10 window headers (by code)
- R22 Batt Insulation
- 6 mil poly vapor barrier

**Floor System**

- 9 1/2" TJI Floor System (by spec)
- Spray Foam Insulated Rim
- 3/4" T&G OSB

**Roof**

- Engineered Trusses w/ Raised Heels
- R50 Blown Insulation
- 7/16" OSB sheathing
- Synthetic Underlayment
- Ice and Water – Eaves and Valleys
- 30 yr Architectural Shingles
- Roof Vents Per Code

**Exterior Design:**

- Mitten Vinyl Siding and Trims
- White Aluminum Soffits and 6" Fascia
- Traditional Stone Veneer by Environmental Stoneworks
- IKO Cambridge Architectural 30 Yr shingles
- Kohltech Select Series windows
  - 30 Yr Warranty
  - Folding Handles
  - White PVC
  - Triple Pane Low-E Coating
- Madero Entrance Doors
  - Pre-Finished Wood Frame
  - Steel Insulated Door
  - 1/2 Lite Half-Lite Triple Pane low-E
- Madero Garden Doors
  - Pre-Finished Wood Frame
  - Steel Insulated Doors
  - 1/2 Lite Half-Lite Triple Pane low-E

**Interior Design:**

- Metrie 6 Panel Colonist Doors
  - Painted 2 coats
  - 6 panel bi-folds
- 356 Style Trim Pkg
  - 2 1/4" Door & Window Trim
  - 3 1/4" Baseboard
- Kitchen
  - Thermofoil cabinets
  - laminare countertops
  - double sink
- Painting
  - Walls
    - 1 Prime Coat
    - 2 Paint Coats – 1 Colour
  - White Closets
  - Dark Paints Subject to Upcharge
- Flooring:
  - Sapphire vinyl flooring

**Additional Options:**

**Foundation Package**

- Footing**
- 30" x 10" concrete w/ 3 runs of 10 mil rebar
  - 30" x 30" telepost pads
  - 4" weeping tile
  - 6 Mil Poly Lining
  - Rock drainage basin w/ sump pit
  - (Some specs may vary depending on prints and local codes)

**Foundation Walls**

- 8' High - ICF Concrete Walls
- 8' 2X6 wood wall above

**Deck Packages**

- Adjustable Deck Supports
- Sienna Brown Joists @ 16" O.C.
- Sienna Brown Decking and Railing
- All Hardware and Fasteners Included