



The Willowdale

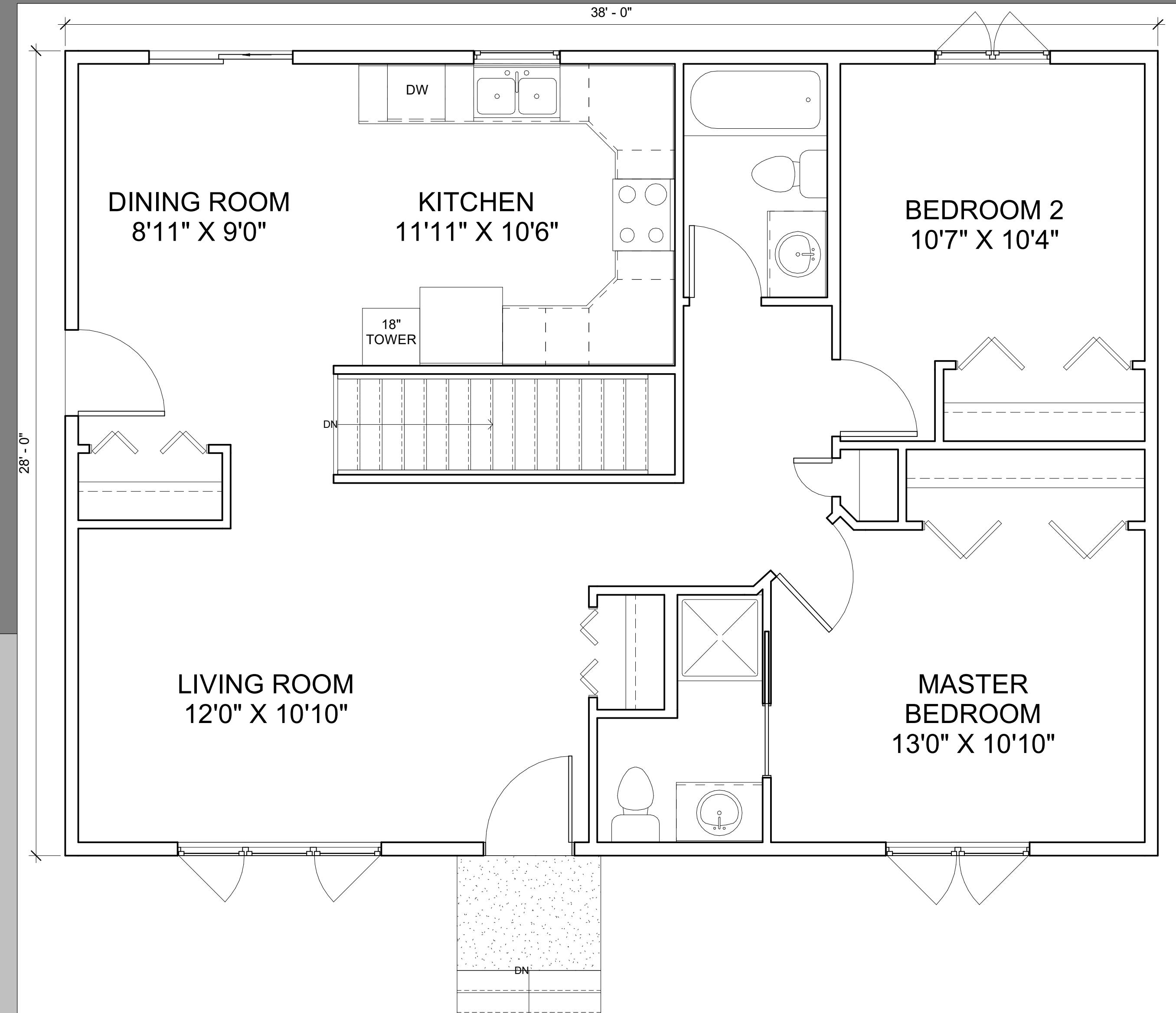
\$32,245.84
Material Package Price
+ Applicable Taxes

\$104,272.00
RTM Construction Price

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

1,064 sqft.
2 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 - 1064 FT²
2 Bedroom
2 Bathroom

Material Package: \$32,245.84
RTM Construction: \$104,272.00

Additional Options:

Foundation Package:
Foundation: \$8,364.66

Deck Package:
12x12 Deck \$2,156.00

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