The Consul

Blue Hills Construction

502 1st Ave N
Maple Creek, SK
306-206-0836
bluehillsconstruction.ca

1532 Sq. Ft. | 3 Beds| 2.5 Baths

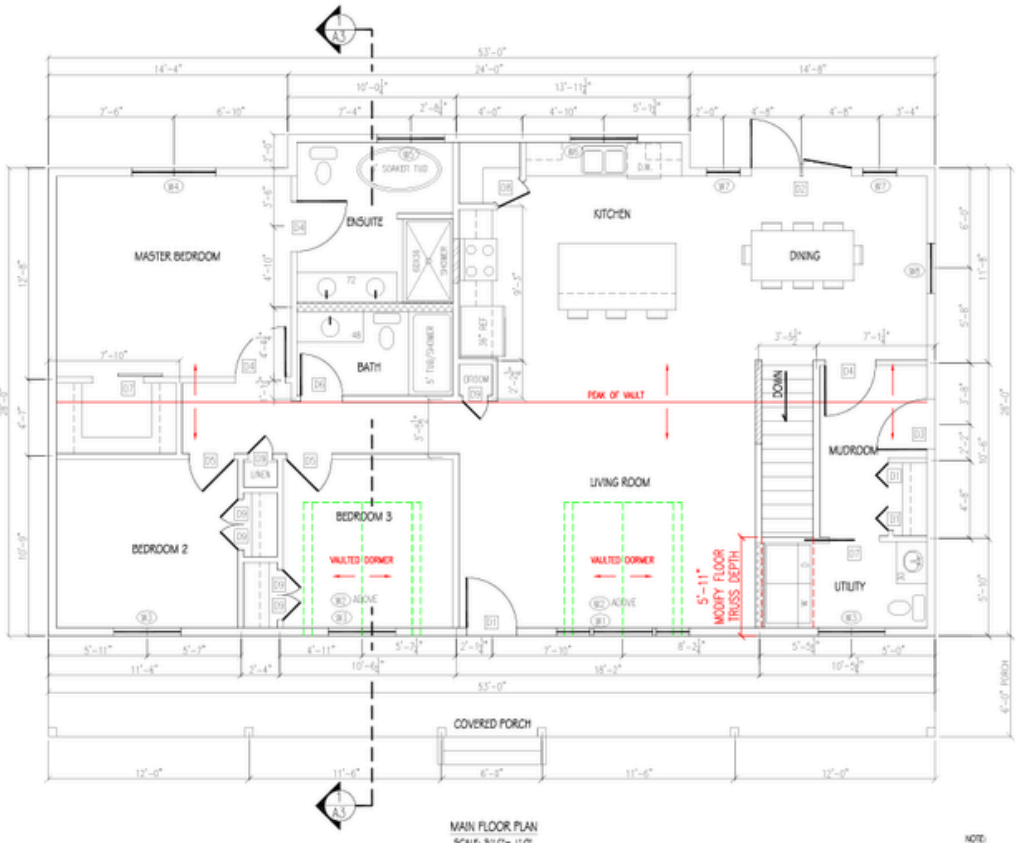
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Quick Facts

- 1532 sq. ft
- 28' X 53'
- 3 Beds
- 2.5 Baths
- 6' Front Overhang





DOOR SCHEDULE

DIMENSION	TYPE
36" X 80"	EXTERIOR DOOR W/ FULL INSERT
72" X 80"	INSULATED STEEL GARDEN DOORS
36" X 80"	INSULATED STEEL DOOR
36" X 80"	INTERIOR PASSAGE
32" X 80"	INTERIOR PASSAGE
30" X 80"	INTERIOR PASSAGE
30" X 84"	GRAIN DOOR FOR 36" OPENING
24" X 80"	PRIVACY DOOR
18" X 80"	CLOSET DOOR
24" X 80"	BIFOLD DOOR

WINDOW SCHEDULE

DIMENSION	TYPE
36" X 60"	CASEMENT/FIXED/CASEMENT
48" X 36"	FIXED WINDOW IN DORMER
48" X 48"	FIXED/CASEMENT
60" X 60"	FIXED/CASEMENT
48" X 48"	AWNING
48" X 60"	FIXED/CASEMENT
24" X 60"	FIXED
36" X 60"	FIXED

NOTE:
- DOOR AND WINDOW SIZES ARE INSIDE CASING. REFER TO SUPPLIER SPECIFICATIONS FOR ROUGH OPENING DIMENSIONS.
- ALL WINDOWS SHALL BE TRIPLE PANE.

NOTE:
THESE DRAWINGS ARE PICTORIAL FOR LAYOUT PURPOSES ONLY.
NO ATTEMPT HAS BEEN MADE TO DETERMINE SIZES OF STRUCTURAL MEMBERS.
ALL STRUCTURAL DETAIL SHALL BE DETERMINED BY THE BUILDER OR A STRUCTURAL ENGINEER.

Conceptual floor plan. Dimensions, finishes, specifications, pricing, and availability are subject to change. Images & Specs may show optional upgrades.

Book a tour or request current pricing!

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Standard Specifications

Superior Construction

- Engineered Floor System
- 3/4" T&G Floor Sheathing
- 7/16” Sheathing on Roof and Exterior Walls
- R-24 Insulation in Exterior Walls, R-60 Cellulose in Ceilings
- 6 mil Poly Vapour Barrier
- Engineered Roof Trusses @ 24" O.C.
- 2x6 Exterior Walls
- 2x4 Interior Walls

Custom Kitchen

- Custom Cabinets w/ Adjustable Shelving
- Crown Molding on Cabinets
- Soft Close Doors and Drawers
- Undermount or Farmhouse Sink
- Single Lever Pull Out Faucet w/ Veggie Sprayer
- Quartz Counter Top with Backsplash
- Drawers in Lower Cabinets Where Possible
- Custom Rangehood
- Kitchen Island

Interior

- 5mm Glue-Down Luxury Vinyl Plank Flooring
- 1/2" Primed and Painted Drywall with Chamfered Corners
- Adjustable Wire Shelving in bedroom closets
- White Standard-Height MDF Interior Doors
- White MDF 3” Flatstock casings, and 4” Flatstock Baseboards
- Lever-Style Door Handles
- 8' or 9' Flat Ceilings- Plan Specific
- Vaulted Ceilings- Plan Specific

Exterior

- Full Exterior House Wrap
- Standard Horizontal Vinyl Siding
- 24" Vented Soffit with 6" Metal Fascia
- Limited Life Time Shingles
- 36" Insulated Entry Doors
- Weiser Keyed-Alike Deadbolts
- White Exterior/ White Interior Triple Pane PVC with Dual Low E and Argon Gas
- Ledger Boards for Future Decks

Electrical

- 200-AMP Breaker Panel with Conduit
- Pot Lights Throughout
- Stock Light Fixtures
- Under-Cabinet Lighting in kitchen
- GFCI Circuits, where required
- Smoke/Carbon Monoxide Detectors as per Code
- Standard Plugs/Switches as per Code (Square Decora)
- TV Outlet with Conduit
- Soffit plug for Christmas Lights

Plumbing

- Free Standing Bath Tub in Ensuite- Plan Specific
- One-Piece Acrylic Shower Unit in Ensuite- Plan Specific
- One-Piece Acrylic Tub/Shower Unit in Main Bath
- Comfort-Height Toilets
- Pre-Finished Vanities with Quartz Countertops
- Laundry Sink in Mudroom- Plan Specific
- Standard Faucets and Shower Fixtures
- All Waste Lines Stubbed into Floor-Joist Cavity
- PEX Waterlines dropped into Floor-Joist Cavity
- Wiring and HRV Ducts installed to Floor-Joist Cavity