# The Ranchville

Blue Hills Construction

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

**1740 Sq. Ft. | 3 Beds | 2.5 Baths**

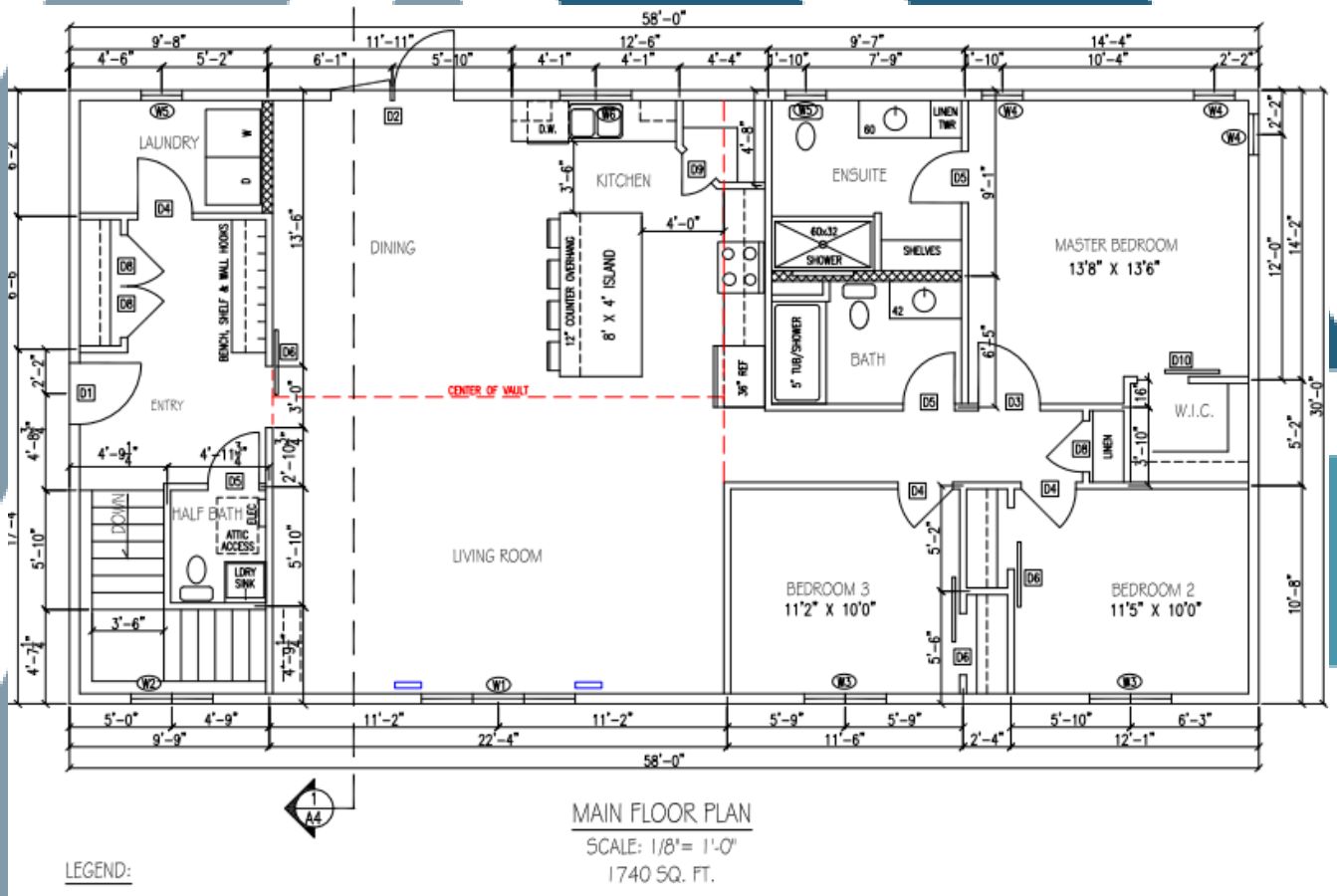
**Build With Us!**

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## Quick Facts

- 1740 sq. ft
- 30' X 58'
- 3 Beds
- 2.5 Baths
- Large Kitchen




MAIN FLOOR PLAN
SCALE: 1/8"= 1'-0"
1740 SQ. FT.

LEGEND:

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

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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