



Net-Zero Living in the Heart of Windsor Park



Modern Luxury Design · Premium Quality Construction
Net-Zero Energy · 3 Bedrooms · 2 Car Garage · 1962 Sq/Ft

9108 116 Street

Interior

- ✓ Main floor 9' Tall, 2nd Floor 8' Tall
- ✓ Modern Kitchen with Flush Cabinets
- ✓ Quartz Countertops
- ✓ Designer Tile Backsplash
- ✓ 8" Wide European White Oak Floor
- ✓ Professional Grade Built-in Appliances
- ✓ European Duravit and Grohe Plumbing Fixtures
- ✓ Designer Light fixtures, 100% LED
- ✓ Custom designed Steel Staircase with Hardwood Treads
- ✓ Custom MDF shelving in WIC
- ✓ 8' Solid Doors on Main Floor

Mechanical

- ✓ Air Source Heat Pump Water Heater
- ✓ Highly Efficient HRV
- ✓ Air Source Heat Pump Space Heating with Air Conditioning
- ✓ Drain Water Heat Recovery System
- ✓ PV Solar array to provide all required energy to operate the home
- ✓ EV charger rough in garage

Exterior

- ✓ EIFS Stucco
- ✓ Accents of FSC Certified Hardwood Siding
- ✓ Board formed Concrete Accents
- ✓ Architectural Steel Support Post at Front Entry
- ✓ Triple Glazed Metal Clad Windows with Double Low E Coating
- ✓ Rear Deck with FSC Certified Hardwood
- ✓ Landscaped Yard
- ✓ Double-Detached Garage

Premium Quality Construction

- ✓ Spray foam insulation in all above grade walls
- ✓ Insulation under Basement Floor
- ✓ R30 Basement Wall Insulation
- ✓ R80 Attic Insulation
- ✓ Airtight Building Envelope
- ✓ Low VOC paint
- ✓ Concrete Foundation with Dimpled Membrane and Tar Water Proofing
- ✓ 14" Floor joists with Plywood Subfloor

This home is a reflection of your lifestyle, your dreams, and your future. De Waal Developments is constructing a luxury Net-Zero home in the prestigious Windsor Park Neighbourhood. This home fits those looking for a lifestyle that includes easy access to the University, Downtown Core, and LRT. If you have been dreaming of getting rid of your gas bills this home fits your needs – solar panels produce all the energy your home needs.

This is a 3 bedroom / 3 bathroom home that comes with 1962 square feet of sophisticated living space. Completion will be early summer 2017. Interior finishes include a custom designed steel staircase and European white oak – wide plank floors and a modern kitchen with professional grade appliances. By choosing a De Waal Developments home you will have peace of mind knowing that your dream home has been built to the highest level of quality, energy efficiency and sustainability.

Floor Plans

Main Floor



2nd Floor

