# 855 Labrador Drive Specifications



GENERAL CONTRACTING

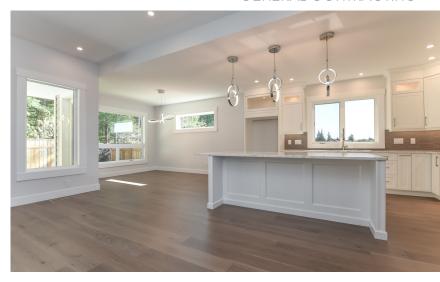
### **Overview**

- 1,709 sqft Rancher, 3 BD/ 2 BA
- 0.13 acre Lot/ 5,530 sqft
- Convenient Comox location
- Completion ~May 2022
- Includes Appliances, Fencing & Landscaping



### Kitchen

- Quartz Countertops
- Large Walk-in Pantry with Cabinets
- Large Kitchen Island
- 3' x 4' Window above Kitchen Sink
- Pre-wired for Kitchen Sink Garburator
- Water for Ice Maker in Fridge
- Gas Stove / 36-inch Fridge /
  Dishwasher / Microwave Included



#### Interior

- 9' Ceilings
- Crown Mouldings & Tray Ceiling in Primary Bedroom
- 5' Crawl Space Stair Access through Garage
- Engineered Hardwood Flooring
- Under Cabinet Lighting in Kitchen and Bathroom Vanities
- LED Lighting & LED Pot Lights
- Quartz Countertops
- Tile in both Bathrooms & Laundry Room
- Benjamin Moore Paint



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#### **Exterior**

- EnergyStar Casement Windows
- Hardi Plank Siding Colour Plus Technology
- Fir Plywood Sheathing on Exterior Walls
- Commercial Tyvec with Rain Screen System
- 2 Car Garage
- 16' x 8' Insulated Garage Door / Fan for Ventilation in Garage
- Low Maintenance Landscaped Yard with Sprinkler System
- 6' Fence
- Beaded White Soffit







## **Heating & Energy**

- 96% Efficiency Rated Natural Gas Furnace/ Variable Speed Blower
- 2.5 ton Heat Pump 15 SEER / 7.2 HSPH / Efficiency Ratings
- 200 Amp Service / Rough-In Vac
- Rough-In for Electric Car Charging System
- Carrier Germicidal Air Purifier System
- Rinnai On Demand Hot Water with Re-Circulating Pump
- Aquapex Water Lines with Wirsbo Propex Fittings
- Allurivision 50-inch Slim Fireplace NEFL50CHS

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### **Appliances**

- Gas Stove
- 36-inch Fridge
- Dishwasher
- Microwave
- Frontload Washer & Dryer





#### **Ensuite**

- Heated Tile Floors
- Double Sinks
- Double Shower Heads & Rain Shower
- Heated Towel Bar

### Convenience

- 2/5/10 Home Warranty by Travelers Canada
- Easy Access to Trails & Walkways
- Close to New Hospital, Shopping & Costco

