



Sundance Custom Homes has been building fine homes since 1983. Over the last 20 years, our career highlights include building in The Christie Estates, Church Ranches, The Hamptons and The Crescent among many others. Three years ago, Sundance moved entirely to inner city development and is now Calgary's leading inner city developer / builder for infill style homes. I invite you to visit our show home and experience what a true custom home builder can do for you.

Browse through our impressive "Standard Features" and I'm sure you'll agree, there's no need to upgrade a Sundance Custom Home, since what you see is what you get.

Hope to see you soon.

STANDARD FEATURES

Kitchen

Built on site maple custom kitchens including:

- Double edge thickness granite countertops with under mount sink.
- Gourmet Stainless steel trimmed gas stove.
- Stainless steel trimmed refrigerator and over the range microwave.
- Stainless steel trimmed dishwasher.
- Stainless steel trimmed microwave hood fan with maple canopy.
- "Mitered" Maple cabinet doors with "Mocha" glazing.
- Cabinet doors with designer glass.
- Stand alone pantry with pull out drawers and adjustable shelves.
- All end gables of kitchen have Wainscot paneling.
- Architectural corner pillars in various spots of kitchen cabinets.
- Pots and pans drawers.
- Drawers galore.
- "Krohe" or "Delta" Pearl nickel kitchen faucet.
- Pewter cabinet door hardware.
- Full extension "Acuride" ball bearing drawer guides.
- "European" concealed hinges on cabinet doors.
- Upgraded full height tile backsplash.
- Under cabinet valance lighting with maple cornice.
- Maple cornice moulding on top of all cabinets along ceiling.
- Full height or variable height cabinets (to nine foot ceiling).
- Kitchen designed with you in mind.

Woodworking Highlights

Wainscot paneling in half bath, kitchen and dining room.

Chair rail above Wainscot paneling.

Traditional window sills in dining area.

5" Baseboards.

3" Window and door casings.

"Trademark" Sundance Custom Homes 5 piece custom door headers on all public door sides. All of our homes since 1985 have this rare and unique feature.

Smooth skin or embossed interior passage doors.

French doors with pewter bars as models dictate.

All wall caps are finished with cornice detailing.

Oxford 1000 series wrought iron spindled railing.

High profile maple hand rail and posts with "Mocha" glazing.

General

9'0" Main floor ceiling height.

8'3" Basement concrete wall height.

Basement perimeter walls framed full height with R-12.

Engineered "Silent Floor" systems (or equivalent).

Knockdown ceilings throughout.

Circular or Traditional stairs (model dependent).

Partial basement development with open to below stairwell.

Entertainment Centers

All homes include maple custom entertainment centers built on site.

Entertainment centers including CD drawers and component spaces.

Gas fireplace with cultured stone, tile or granite face.

Maple columns to maple mantle with large cornice and dentil detailing.

Multiple layer paneling above mantle.

Maple cornice above entertainment center and paneling.

Raised hearth on fireplace.

Built to fit your entertainment needs.

Flooring Features

Pacific Maple hardwood or tile on entire main floor.

Upgraded floor tile to foyer, rear entry, laundry and all baths.

Upgraded full height wall tile to kitchen backsplash.

Upgraded tile trim around all fiberglass showers and tubs.

Petite Point or Wolf Willow berber style carpet in all remaining areas.

Plumbing

"Pearl Nickel" plumbing fixtures throughout.

50 U.S. gallon hot water tank.

Three piece plumbing rough in to basement.

Cultured granite, onyx, marble or laminate vanity sinks.

Custom built vanities with drawers (as permitted by space).

Full width mirrors over vanities.

Pedestal basin in half bath with oval mirror or vanity.

Maintenance Free Exteriors

Acrylic stucco front façade.

30 Year Cambridge laminated asphalt shingles.

Exposed aggregate front and rear side walks.

Exposed aggregate rear yard patio/courtyard.

Exposed aggregate front steps.

Metal clad exterior casement and awning windows (all colors).

Skylight(s) size and quantity vary.

Pewter window grills to street elevations.

Cultured stone, Smart board or stucco batten accents.

New or existing trees as required.

Screened loam on front and rear of home.

Washed gravel between homes

General Con't

Extensive use of potlights.

Pewter lighting allowance.

Structured wiring "Wired for the future".

Lennox furnace.

Power humidifier.

Vaulted ceilings in master bedroom (most models).

Two car garage.