

ZEN Abrio Specifications



avalon
MASTER BUILDER

DISCLAIMER: This specification list is a marketing document and is subject to change without notice or obligation. Please ask your sales representative for the most recent specifications. E.&O.E. 03/18/22

Specifications

Maintenance Free

- Insulated fibreglass front and rear door.
- Broom finished poured concrete front walk, full width of front step.
- Pre-finished coordinator aluminum soffit.

Smart & Stylish

- Choice of designer colour palettes.
- Durable Luxury vinyl plank flooring throughout the main floor and bathrooms.
- Carpet with durable 8lb underlay on the stairs to upper level, upper hall, bedrooms and closets.
- Modern flat window casings and baseboards to be 3-3/8" high.
- Decora switches and counter plugs.
- Modern brushed chrome light fixtures.
- Five panel 'Rockport' interior doors.
- Wood handrails.
- Clear glass shower doors and chrome hardware, as per plan.
- Easy care one-piece fiberglass tub and shower enclosures.
- Sleek bathroom hardware in chrome finish.

Convenience

- Conveniently located telephone, data and cable outlets in bedroom(s) and living room.
- Powder-coated wire shelving in all closets and the pantry.
- Electric water heater.

Superior Air Quality

- Sealed, high efficiency combustion appliances (furnace) for city homes.
- Active heat recovery ventilator enhances indoor air quality.
- All paints and adhesives certified low VOC.
- All floors and bedrooms include a carbon monoxide detector.

Kitchen & Bathroom

- Stylish, shaker cabinet doors with hardware.
- Quartz kitchen & bathroom countertops.
- Upper cabinets 36" with a riser to ceiling.
- 7" deep double bowl stainless steel undermount sink.
- Faucets in chrome finish, in kitchens and bathrooms.
- Full vanity-width bathroom mirrors.
- Full height tile kitchen backsplash.
- One row of 4" tile backsplash on bathroom vanities.
- One row of 4" tile on tub and shower surround.
- Pressure balanced single lever shower valve and faucet.
- Pedestal sink in powder room.
- Brand name appliance package in stainless steel.
- Energy Star® rated refrigerator.
- Self-clean glass top range.
- Energy Star® rated dishwasher.
- Over the range microwave.
- Full sized washer and dryer.
- Recessed lighting in the living room, dining room and kitchen.



Energy Efficient

- Your new home is third party EnerGuide certified providing you with peace-of-mind that your home will be comfortable for years to come.
- Energy Star® rated dual glazed, argon-filled low e vinyl windows.



Quartz Countertops

- Your new home will boast stylish quartz countertops in the kitchen and all bathrooms.
- Choose from 3 designer curated colour palettes

Specifications

Built to Last

- Foundations protected with non-petroleum based waterproofing materials.
- All interior walls to be 2x4 at 24" on centre.
- 35 year asphalt shingles with 7/16th roof sheathing.
- All exterior walls constructed with 2x6 studs at 24" on centre with 3/8" sheathing.



Luxury Vinyl Plank Flooring

- Your new home comes with attractive, Luxury vinyl plank flooring on the main floor and bathrooms.
- Luxury vinyl plank flooring is durable, easy to clean and low maintenance.



Avalon's Commitment

Comprehensive warranty through the Alberta New Home Warranty Program.

- 1 year warranty on materials & workmanship.
- 2 year warranty on delivery & distribution systems
- 5 year warranty on building envelope
- 10 year warranty on structure

Energy Efficient

- Your new home is EnerGuide certified.
- 95% energy-efficient furnace (2-storey homes).
- Energy Star® rated vinyl dual glazed, argon-filled low e windows.
- Programmable Energy Star® rated thermostat with dual set back and ventilation system with maintenance reminder (2-storey homes).
- R50 attic insulation.
- R15 foam insulation below concrete floor of level-living flats.
- All ductwork joints and penetrations sealed with low toxic mastic sealant or foil tape.
- Low expanding spray foam insulation sealing around all exterior penetrations, doors and windows.
- All rim joists, mechanical room ceiling, and cantilevers sealed with spray foam insulation.



Water Conservation

- Mansfield low flush toilets.
- Low flow faucets and showerheads.
- Plumbing fixtures that meet or exceed LEED low flow standards.

Recycling – less garbage in landfills

- A minimum of 50% of all waste is recycled.
- Engineered wood products for joists, load bearing beams.
- All insulation minimum 40% recycled content.
- Minimum 15% recycled content ½" wallboard.
- Recycled content carpet underlay.
- MDF casing and baseboards.

Third Party Verified

- Independent 3rd party energy efficiency testing and certification provides homeowners with peace of mind that they have a comfortable and energy efficient new home.

Avalon's Commitment

- Legal fees and disbursements included when using Avalon's provided Lawyer.
- Comprehensive warranty through the Alberta New Home Warranty Program.
- 3rd party inspections throughout construction provides peace of mind.
- Insulation install integrity is also inspected to provide energy use modeling and performance test for final home performance.

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Standard Fixtures

TSEA Plus 105674



Peerless Xander PTT14419



Caprice Pedestal

4313DMX | 43DMX | 83DMX | 4344DMX-EN

Peerless P7919LF



Peerless Xander P1519LF



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Blanco Horizon U2 401022

