



# 580 MARK STREET

BY

**tyee**

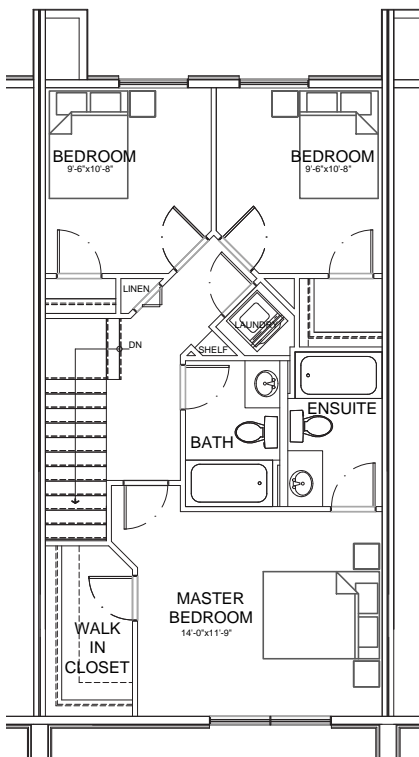


[580markstreet.com](http://580markstreet.com)

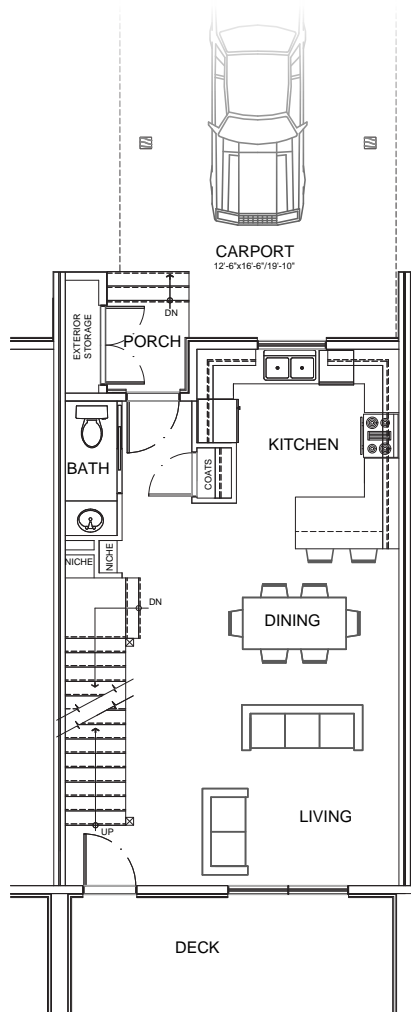
# FLOOR PLANS

# Knighton Road Units

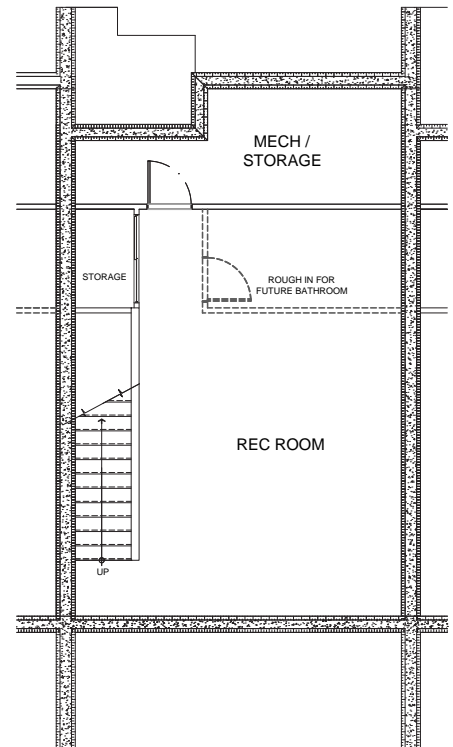
1967 SQ FT



TOP FLOOR - 737 SQ FT



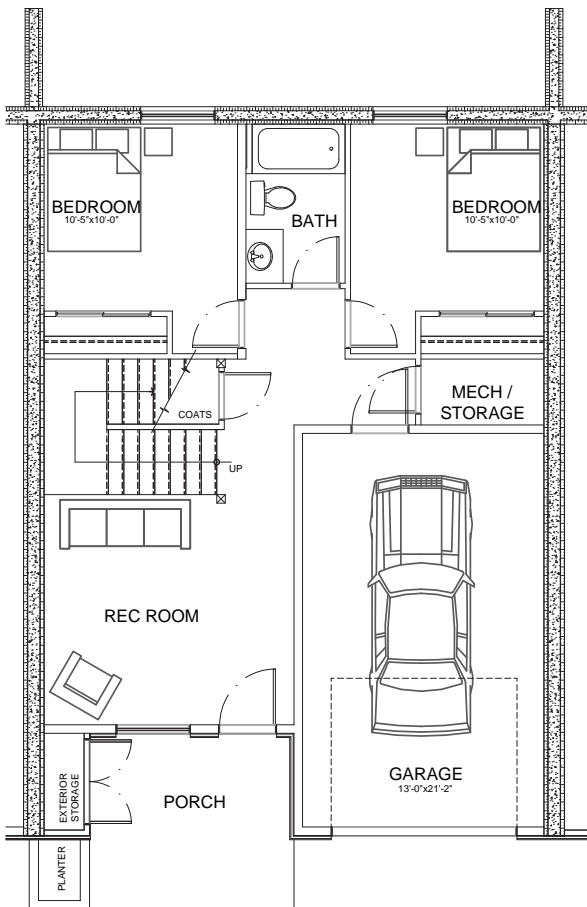
MAIN FLOOR - 615 SQ FT



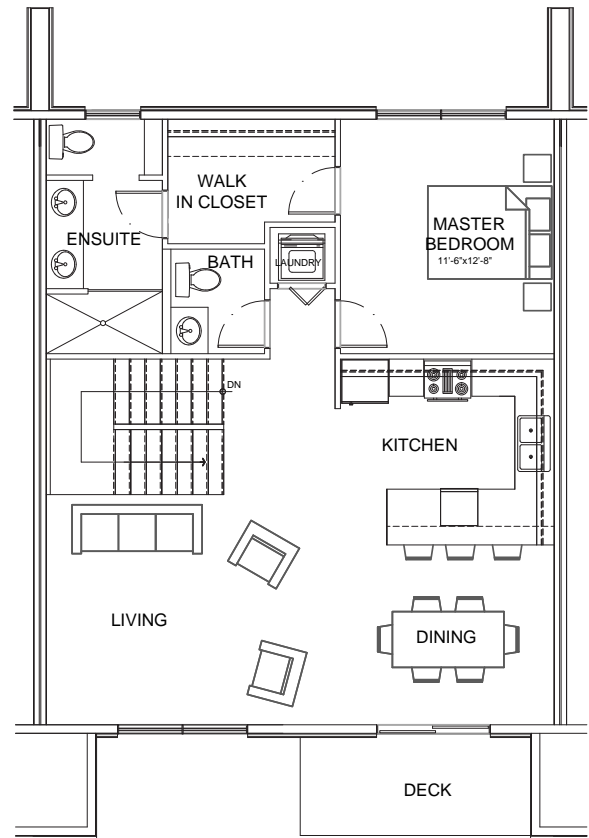
BASEMENT - 615 SQ FT

# Mark Street Units

1658 SQ FT



BASEMENT - 723 SQ FT



MAIN FLOOR - 935 SQ FT

# Finishings

## General

Energy efficient and low maintenance new housing constructed to Built Green Platinum specifications.

Utilizing Tyee SIGNATURE air sealing and insulation details, high efficient forced air gas furnace and domestic hot water, HRV for whole home ventilation, and exterior and interior finish quality that Tyee is renowned for, this will be Kimberley's newest and most desirable development.

Our goal is to provide high quality, comfortable housing using highly efficient construction techniques, highly efficient mechanical systems, superiorly insulated and air sealed exteriors and first class products. This provides lower energy bills and lasting quality for the owner but also, most importantly, reduces the footprint on our environment.

## Exterior

Low maintenance, non-combustible exterior consisting of:

- Hardie Board fiber-cement siding – 4 colours – each unit having a different colour
- LP “Smart Trim” – colour: Tyee Brown
- Corrugated metal siding – colour – Galvalume
- Tyee SIGNATURE air sealing & insulation system using SIGA air barrier and exterior insulation resulting in a superior, efficient and comfortable home.
- Owens Corning – TruDefinition duration asphalt shingles – Colour: Onyx Black including rain gutters and downspouts.
- Pre-finished vented metal soffitting – Colour: Matte Black
- Aluminum deck guardrails & posts – Colour: Black
- Rough sawn timber frame - Colour: Messmers Natural
- Mark Street Units deck surfacing - Tuff Deck vinyl decking – Colour: TBD
- Knighton Road Units deck surfacing – Veranda composite decking – Colour: Walnut
- Lux Hybrid aluminum clad windows – Colour: Bronze
- CarriageCraft garage overhead door with Stanton Wide black windows and opener @ Mark Street Units – Colour: Charcoal
- Natural gas BBQ quick connect @ deck
- Asphalt paved driveways
- Concrete entry stairs and patio
- Exterior storage closets for ease of storing your golf clubs, skis, snowboards, etc.
- Cement parging @ all below grade areas
- Landscaped exteriors using “Xeriscape” materials and drought tolerant plants, trees and bushes

## Interior

- 9 foot main floor and 2nd floor walls @ Knighton Road Units
- 9 foot main floor walls @ Mark Street Units
- 9 foot ICF walls @ both Knighton & Mark Street Units for maximum comfort and efficiency
- “Summer” & “Winter” interior colour palettes to choose from including 2 millwork styles to choose from per palettes. “Modern” & “Traditional”
- Triple glazed Lux Windows “Lynx Hybrid” windows
- Textured fibreglass, stained exterior entry doors with Schlage “Smart Sense” deadbolt with century trim @ main front entry.
- 97% efficient forced air gas furnace, 40 gallon high efficient, power vented gas hot water tank, Heat Recovery Ventilator (HRV) for whole home ventilation and Honeywell Lyric T5 WiFi thermostat
- Masonite “Safe & Sound” solid core doors, Schlage satin nickel door levers and coordinating trim
- GE stainless steel appliances including fridge, dishwasher, OTR microwave, electric range, stackable washer/dryer  
*Note: Model numbers available upon request*
- Altrek acrylic tub/shower combo “AF GL6032” @ full bathrooms
  - Note: AF GL6032 may be substituted for “AF Princess ED” shower at no extra cost
  - Note: Ensuite shower @ Mark Street Units are custom built-in showers
- Plumbing Fixtures
  - Pearl Fixtures “Madison” tub and shower faucets and coordinating bath accessories
  - Pearl Fixtures “Harrison” comfort height toilets with elongated bowl & soft close seats
  - Pearl Fixtures “Franklin” bathroom sink faucets
  - Pearl Fixtures “Jackson” stainless steel kitchen faucet
  - Pearl Fixtures “Iona-E” stainless steel kitchen sink
  - Pearl Fixtures “Kasu – TS1” bathroom sinks

## Interior (cont.)

- Flooring
  - Mark Street Units
    - Tile @ basement baths
    - Tile @ ensuite bath, including custom tile shower & glass door
    - Tile backsplash & baseboard to match @ all baths  
*Note: If Corian upgrade selected then backsplashes @ baths to be Corian*
    - Full height tile (to underside of upper cabinets) backsplash @ kitchen
    - Vinyl plank @ remainder of main floor
    - Vinyl plank @ lower level common areas (excluding bedrooms)
    - Choice between carpet or vinyl @ remainder of lower level bedrooms
    - Choice between carpet or vinyl @ stairs
    - There is no finish to mechanical/storage room
  - Knighton Road Units
    - Tile @ entry area including powder room bath
    - Tile @ both 2nd level baths
    - Tile backsplash & baseboard to match @ all baths  
*Note: If Corian upgrade selected then backsplashes @ baths to be Corian*
    - Full height tile (to underside of upper cabinets) backsplash @ kitchen
    - Vinyl plank @ remainder of main floor
    - Choice between carpet or vinyl @ remainder of 2nd level
    - Choice between carpet or vinyl @ stairs
    - There is no finish to basement level floors
    - *Note: Colours and selections of actual products will be based on which colour palette is selected*
- All interior walls between bedrooms and bathrooms and bedrooms and common areas to be sound insulated.
- Kitchen Cabinets & Bath Vanities
  - Modern & traditional styles to choose from. Selections based on colour palettes selected.
  - Custom Tafisa thermofused low pressure laminate doors and drawers.
  - Upper crown moulding & lower light valence.
  - Soft close hinges @ drawers with soft close slides.
  - Woodgrain melamine interior finish
  - Upper and under counter LED strip lighting @ kitchen
  - Self edge PLam countertops on composite core
  - Cabinet Layout Available Upon Request
- Electrical & Light Fixtures
  - Cat 5 network and coax cable wiring to all living areas and bedrooms
  - Telephone wiring to mechanical room only
  - 3 exterior GFCI receptacles
  - Ample receptacles @ all areas
  - Decora switches & receptacles
  - Ceiling fans @ living room area & master bedrooms
  - Pottlights @ master bedroom, living room, rec room, stairs (at Knighton Road Unit) and kitchen areas
  - Vanity wall lighting @ all bathrooms
  - Clip lights @ all other bedroom locations and hallways
  - LED lighting throughout
  - Full light fixture schedule & electrical plan layout available upon request  
*Note: Only minimum electrical receptacles & lighting at basement level of Knighton Road units unless basement finishing option chosen.*
- Frameless mirrors @ all bathrooms
- Thermostat & entry door keypad compatible with Apple HomeKit & WeMo devices for upgrading to smart home

## Upgrades & Options Available

(Prices available upon request)

1. Convert Knighton Road 2nd floor to 2 master suites
2. Add garburator to kitchen sink – 3/4hp or 1-1/4hp
3. Upgrade to Pearl Fixtures Nugranite “VERTU-K” composite kitchen sink
4. Upgrade to Corian countertops @:
  - a. Kitchen - Note: this includes upgrade to undermount stainless steel sink – Pearl Fixtures “Mabe-ES”
  - b. Bathrooms – Note: this includes upgrade to undermount sinks – Pearl Fixtures “Kasu-SK”
5. Upgrade to infloor, under tile heat @ bathrooms
6. Upgrade fridge – model numbers available upon request
7. Upgrade to gas range – model numbers available upon request
8. Upgrade to finish basement (Knighton Road Units only)
  - a. Including finishes similar to above grade levels, bathroom finish similar to above grade levels
  - b. Basement finish schedule & electrical plan available upon request  
*Note: Finish Basement Add-On Needs To Be Selected @ Time Of Deposit.*
9. Upgrade to Ignite XL 54 electric fireplace & half height rock or tile surround with timber or millwork mantel

# 580 MARK STREET

## SITE MAP

