



Box 20640. Steinbach, MB R5G 1S1

Ph: 204-371-1159

info@cherryhillliving.ca

www.cherryhillliving.ca

**WINTERIZED 2 BEDROOM 1 BATHROOM 532 SQ. FT. PARK MODEL ON A 4 SEASON SITE!**

Includes:

- 18' x 28' attached deck with glass railing (550 sq.ft.)
- 14' x 24' insulated garage (336 sq.ft)
- 16' x 14' Sunspace sunroom with glass windows (225 sq.ft) (installed spring 2023)

Location: Site 163

Year & Make: 2020 Grandeur Pine

Service: 50 Amps

**PRICE: \$276,500**

(includes taxes)



# Park Model Specifications

## SUPERIOR CONSTRUCTION

- 12" I Beam Frame & Hitch
- 3/8" OSB Underbelly
- 2"x10" Floor Joist w/ Single Rim Joists 16" OC (R30 Insulation Value)
- 19/32" OSB Tongue & Groove Floor Decking (Glued & Stapled)
- 8' Exterior Sidewall Height
- 2"x6" Exterior Wall Studding, 24" OC (R20 Insulation Value)
- 3/8" OSB Exterior Sheathing
- 7/16" OSB Roof Sheathing (R30 Insulation Value)
- 3/12 Pitch Engineered Roof Trusses 24" OC

## UTILITIES

- Rinnai Tankless On-Demand Water Heater
- Propane Furnace
- HRV
- Park Pac Central Air System
- 50 Amp Electrical Panel w/ Wired Breakers
- Digital Programmable Thermostat
- Elongated Comfort Height Toilet
- 48" Shower c/w seat and curtain
- Exterior Frost Free Water Tap
- GFI Protected Receptacles in Bathroom
- AFCI Protected Receptacles in Bedrooms
- 1 GFCI & AFCI Protected Heat Trace Receptacles Near Water Inlet
- Door Chime
- Smoke/CO2 Alarms w/ LPG Detectors
- USB Combo Receptacles
- Exterior GFI Receptacles
- 3 Exterior Wall Mounted Lights
- Communications Box w/ Pre-Wired Data Locations
- Exterior Propane BBQ Hookup

## MAINTENANCE FREE EXTERIORS

- Kaycan Vinyl Siding
- House Wrap
- IKO Cambridge Laminated 1-Tab Shingles
- Berdick Triple Pane, Low E Windows w/ Argon
- 36" 1 Lite Embossed Door w/ 22x36 Window, Internal Blinds & Storm Door
- 6' Sliding Patio Doors

## CABINETS & WOODWORK

- Maple Cabinets w/ Soft Close Hardware
- Custom Cabinets & Wardrobe in Master Bedroom
- White Moulding Throughout
- Baseboards & Casing Throughout
- Laminate Countertops w/ Underwrap Edge
- Stainless Steel Double Kitchen Sink

## INTERIOR DÉCOR

- Armstrong Stratamax Linoleum - Coyote Coat
- Interior White Doors
- Cathedral Ceiling Throughout Kitchen & Living Room
- Horizontal Blinds Package
- 4" Surface LED Lights Throughout

## APPLIANCES

- Whirlpool Stainless Steel 18 Cu. Ft. Top Freezer Refrigerator
- Whirlpool Stainless Steel 30" Propane Range
- Whirlpool Stainless Steel Over The Range Microwave / Range Hood
- Whirlpool 5.0 Cu. Ft. Closet Depth Front Load Washer
- Whirlpool 7.4 Cu. Ft. Front Load Gas Dryer