



← 28' →

Min. Lot Width

 3 Bedrooms

 2½ Bathrooms

THE ROWAN II

1730 SQ.FT.

☐ Elements Specification

☐ Elite Specification

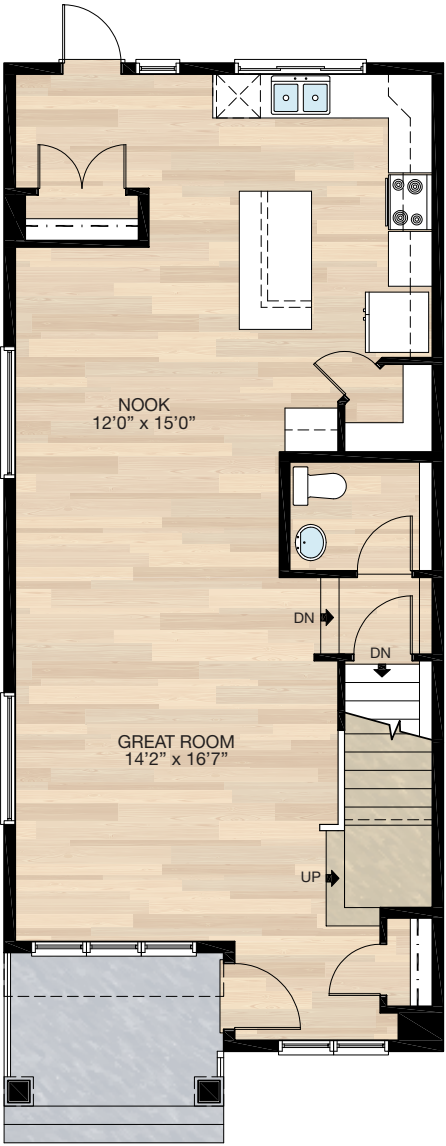


Trico Homes™

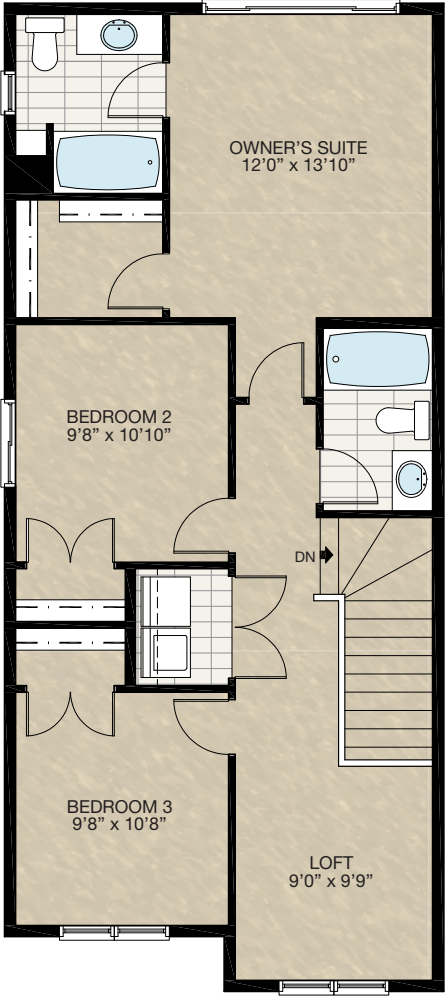
The Heart of Homebuilding®

STANDARD PLAN

THE
ROWAN II
1730 SQ.FT.



MAIN
855 SQ.FT.



UPPER
875 SQ.FT.

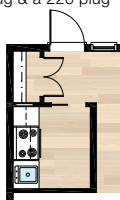
HARDWOOD	DECK	CARPET	CONCRETE	TILE	LAMINATE	LINO
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FEATURED OPTIONS



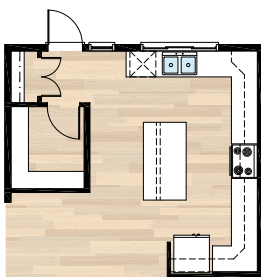
SELECT-1 SPICE KITCHEN OPTION

- Door & window need to shift over to allow for new closet location
- Add range, hood fan & sink
- Add 3'8" of lower cabinets & 1'6" of upper cabinets plus cabinet over hood fan
- Relocate plug from back entrance & add a 110 plug & a 220 plug



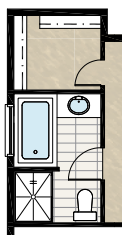
SELECT-2 KITCHEN OPTION

- Door & window need to shift over to allow for new closet location
- Delete corner pantry & add larger pantry
- Increase cabinetry



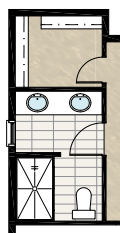
SELECT-3 FOUR PIECE ENSUITE OPTION

- Add 2' cantilever
- Flip ensuite & closet location
- Delete standard tub/shower unit
- Add 48" x 36" shower with sliding door
- Add 60" x 32" soaker tub
- Change window from 24" x 48" VSL to 48" x 40" P
- Change standard door to pocket door



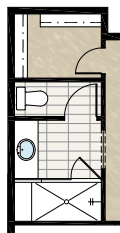
SELECT-4 FOUR PIECE ENSUITE OPTION 1

- Add 2' cantilever
- Flip ensuite & closet location
- Delete standard tub/shower unit
- Add 60" x 36" FG base shower with tiled walls and 5 mm sliding door
- Add second vanity light and GFI plug
- Add pot light to shower
- Window 24" x 48" VSL changed to 24" x 40" VSL



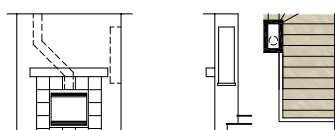
SELECT-5 SUPER SHOWER OPTION

- Add 2' cantilever
- Flip ensuite & closet location
- Delete standard tub/shower unit
- Add 80" x 36" tile & glass shower with bench
- Delete window
- Add second light & fan to water closet



SELECT-6 GREAT ROOM FIREPLACE OPTION

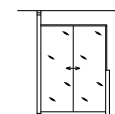
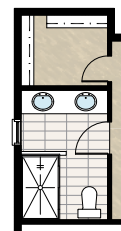
- Full height wall to inside of stairwell on main floor
- Add fireplace with 12" tile facing & MDF paint grade mantle (fireplace facing & mantle materials to be selected at design centre)
- Add void for fireplace vent to inside corner at top of stairs



Front Elevation Upper Floor Revision

SELECT-4A FOUR PIECE ENSUITE OPTION 2

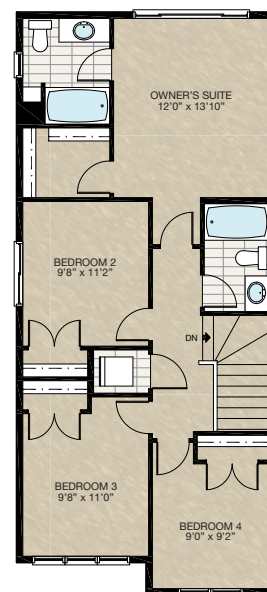
- Add 2' cantilever
- Flip ensuite & closet location
- Delete standard tub/shower unit
- Add 36" x 60" FG base shower with tiled walls and 5 mm sliding door
- Half wall & half 5mm glass between shower & vanity
- Extend vanity light and second sink
- Add second vanity light and GFI plug
- Add pot light to shower
- Window 24" x 48" VSL changed to 24" x 40" VSL



Tile Walls & Glass with Fiberglass Base Ensuite Shower Detail

SELECT-8 FOUR BEDROOM UPPER FLOOR OPTION

- Remove loft area & replace with Bedroom 4



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LAMINATE

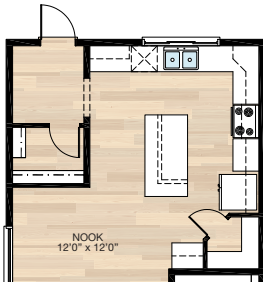
LINO

FEATURED OPTIONS

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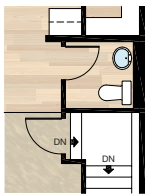
☐ **SELECT-9 MUDROOM OPTION**

- Increase rear closet size
- Delete rear window
- Extend kitchen cabinets



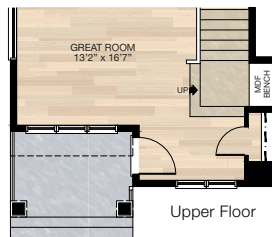
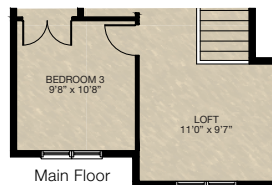
☐ **SELECT-10 HALF BATH OPTION**

- Adjust half bath & basement door location so half bath is no longer dropped



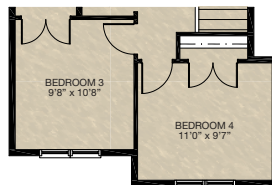
☐ **SELECT-11 WIDER ENTRY OPTION**

- Widen entry & upper floor 2'
- Additional 21 sq.ft. to main floor
- Additional 21 sq.ft. to upper floor
- Add MDF bench seat to stair landing
- Add 30" x 36" window to stair landing



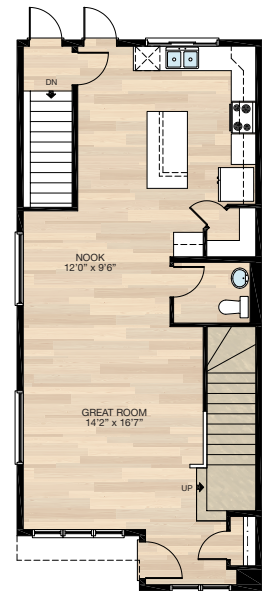
☐ **SELECT-12 FOUR BEDROOM OPTION (CAN ONLY BE COMBINED WITH SELECT-11)**

- Turn loft into fourth bedroom complete with closet
- Additional 10 sq.ft.



☐ **SELECT-13 SEPERATE STAIR OPTION**

- Add separate stair to basement & delete current basement stairwell
- Half bath entrance moves & dropped floor is deleted



Trico Homes is a local home builder, with new single and multi-family homes for sale in Calgary, Okotoks, Chestermere, Cochrane, Airdrie and DeWinton. Offering a great selection of starter, move-up, semi-estate and ultra-estate models in numerous communities, you'll find the house that's just right for you! Look for this model and many others in Ambleton, Arbour Lake, Belmont, Carrington, Chelsea, Cornerbrook, D'Arcy, Dawson's Landing, Glacier Ridge, Hamilton Heights, Homestead, Legacy, Midtown, Pine Creek, Precedence, Rivercrest, Seton, Sirocco, Verona West Townhomes, West83 Townhomes and Wolf Willow.



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Plan updated as of April 14, 2023.



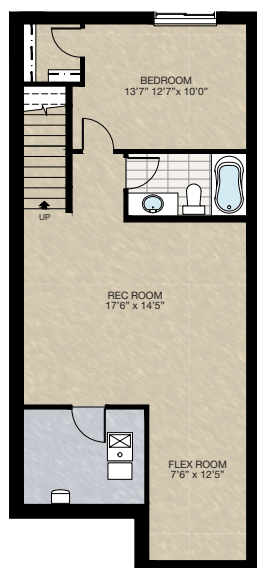
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FEATURED ROWAN II OPTIONS



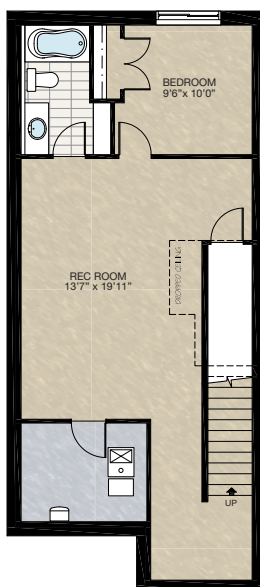
SELECT-14 BASEMENT DEVELOPMENT OPTION (CAN ONLY BE COMBINED WITH SELECT-13)

- 648 Sq.Ft. of developed area
- Includes finished basement stairwell
- Delete 2'8" door at top of stairwell
- Add extra riser to stairwell for 9' basement ceiling with 8'9" headroom
- Window changes from 60" x 24" to 60" x 36"



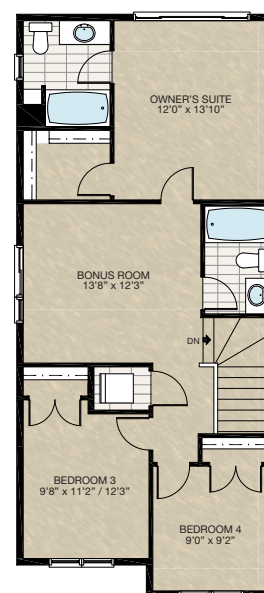
SELECT-15 BASEMENT DEVELOPMENT OPTION

- 614 Sq.Ft. of developed area
- Includes finished basement stairwell
- Delete 2'8" door at top of stairwell
- Add extra riser to stairwell for 9' basement ceiling with 8'9" headroom
- Window changes from 60" x 24" to 60" x 36"



SELECT-16 BONUS ROOM OPTION

- Remove loft area & replace with Bedroom 2
- Delete 60" x 48" HSL window
- Add 24"/48" x 24" (P/HSL) window to bonus room



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