

  
← 25' →  
Min. Lot Width

 3 Bedrooms

 2½ Bathrooms

# THE ROWAN II DUPLEX

1730 SQ.FT.

Elements Specification

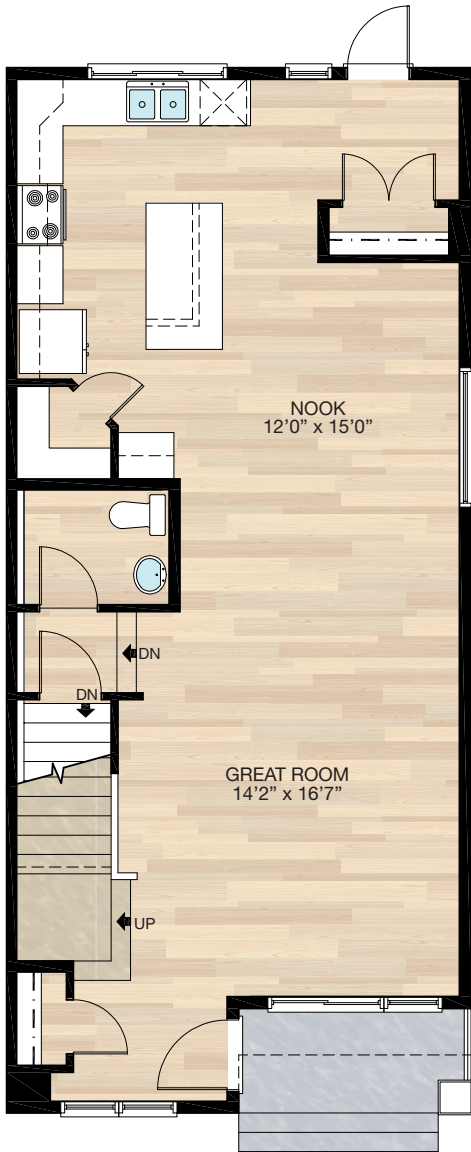
Elite Specification



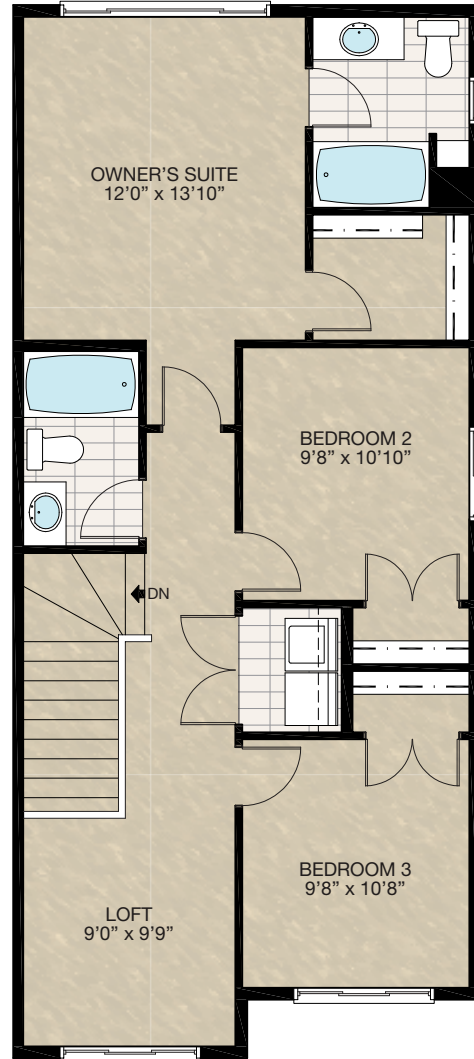
Trico Homes™  
The Heart of Homebuilding®

# STANDARD PLAN

THE  
ROWAN II  
DUPLEX  
1730 SQ.FT.



**MAIN**  
855 SQ.FT.



**UPPER**  
875 SQ.FT.

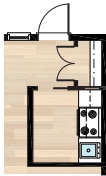


# FEATURED OPTIONS



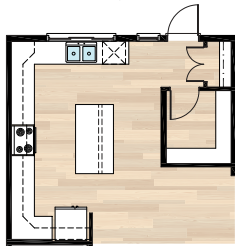
## SELECT-1 SPICE KITCHEN OPTION

- Move closet
- Add spice kitchen with 2'8" pocket door
- Door and window need to shift over to allow for closet
- Add range & hoodfan
- Add 3'8" of lower cabinets & 1'6" of upper cabinets, plus cabinet over hoodfan
- Add sink
- Relocate plug from back entrance & add a 110 plug and a 220 plug



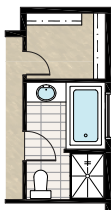
## SELECT-2 KITCHEN OPTION

- Move closet
- Door and window need to shift over to allow for closet
- Delete corner pantry
- Add new pantry
- Increase cabinetry



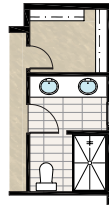
## SELECT-3 FOUR-PIECE ENSUITE OPTION

- Add 2'0" cantilever
- Additional 15 sq.ft.
- 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



## SELECT-4 FOUR-PIECE ENSUITE OPTION 2

- Add 2'0" cantilever
- Flip ensuite and closet location
- Delete standard tub/shower unit
- Add 60" x 36" FG base shower with tiled walls & 5ml sliding door
- Extend vanity & add second sink
- Add second vanity light & GFI plug
- Add down light to shower
- Window 24" x 48" VSL changed to 24" x 40" VSL



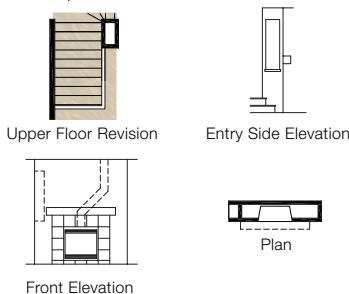
## SELECT-5 SUPER SHOWER OPTION

- Add 2'0" cantilever
- Flip ensuite and 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



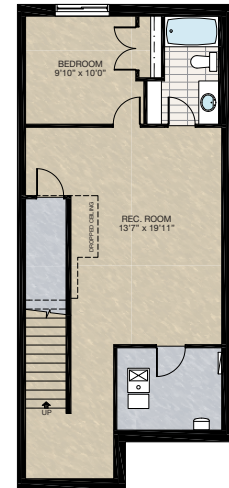
## SELECT-6 GREAT ROOM FIREPLACE OPTION

- 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)
- Centre light & window with the fireplace
- Add void for fireplace vent to inside corner at top of stairs



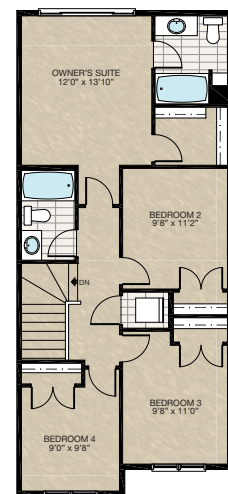
## SELECT-7 BASEMENT DEVELOPMENT OPTION

- Basement development adds 618 sq.ft.
- Finished basement stairwell
- Delete 2'8" door top of stairwell
- Add extra riser to stairwell for 9'0" basement ceiling with 8'9" headroom
- Window changes from 60" x 24" to 60" x 36" DHSL



## SELECT-8 FOUR BEDROOM UPPER FLOOR OPTION

- Removes loft area and replace with bedroom 4

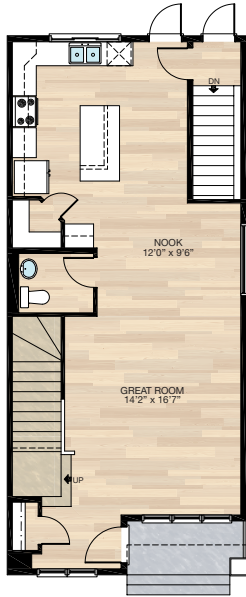


# FEATURED OPTIONS

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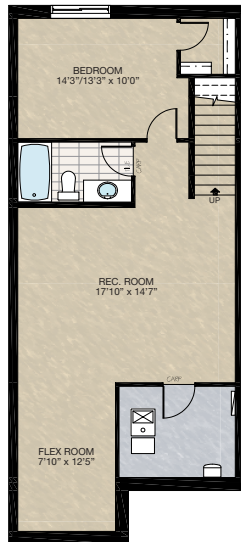
## SELECT-9 SEPARATE STAIR OPTION

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



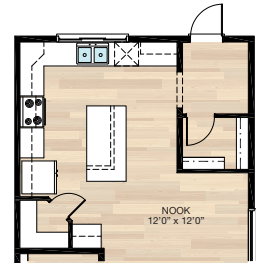
## SELECT-10 BASEMENT DEVELOPMENT OPTION (ONLY COMBINED WITH SELECT-10)

- Basement development adds 666 sq.ft.
- Finished basement stairwell
- Delete 2'8" door top of stairwell
- Add extra riser to stairwell for 9'0" basement ceiling with 8'9" headroom
- Changed basement window from 60" x 24" to 60" x 36" DHSL



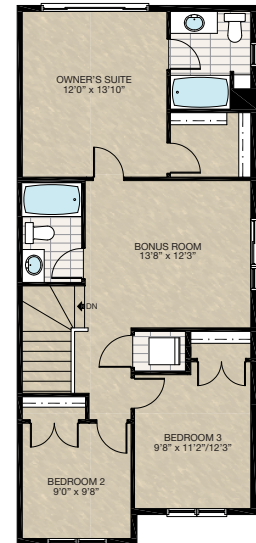
## SELECT-11 MUDROOM OPTION

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



## 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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