


← 32' →
Min. Lot Width

 3 Bedrooms

 2½ Bathrooms

 Double Garage

THE BRAXTON

2070 SQ.FT.

Elements Specification

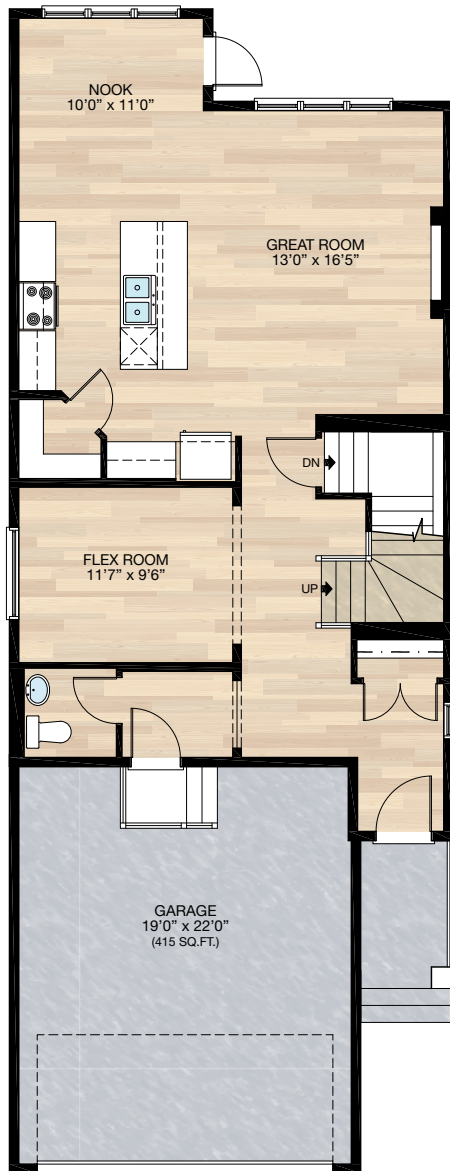
Elite Specification



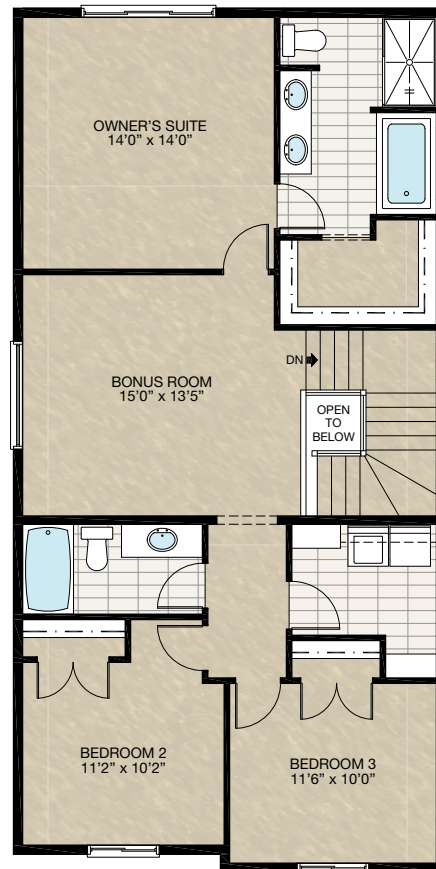
Trico Homes™
The Heart of Homebuilding®

STANDARD PLAN

THE
BRAXTON
2070 SQ.FT.



MAIN
942 SQ.FT.



UPPER
1128 SQ.FT.

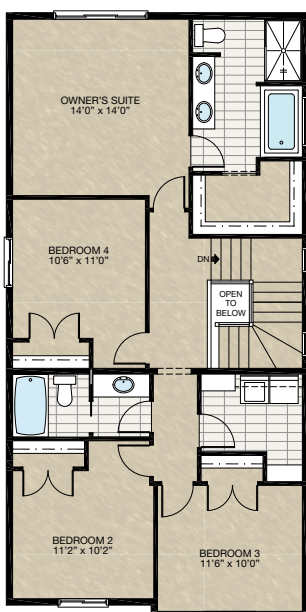
HARDWOOD	DECK	CARPET	CONCRETE	TILE	LAMINATE	LINO
----------	------	--------	----------	------	----------	------

FEATURED OPTIONS



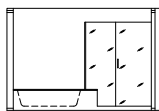
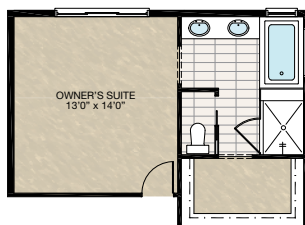
SELECT-1 BEDROOM OPTION

- Delete Bonus Room including 72" x 24" window
- Add fourth bedroom including 48" x 48" window
- Increase vanity to 4'6"
- Add pocket door to main bath



SELECT-2 ENSUITE OPTION

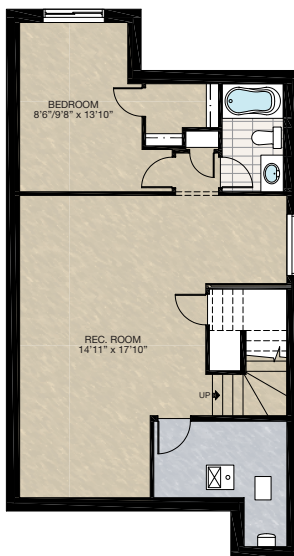
- Includes 10mm glass & tile shower
- Add 30" x 40" frosted window
- Increase vanity to 6'2½"
- Includes pocket door to water closet
- This option cannot be combined with SELECT-1 or SELECT-4



Tile & Glass Ensuite Shower
Detail For Select-2

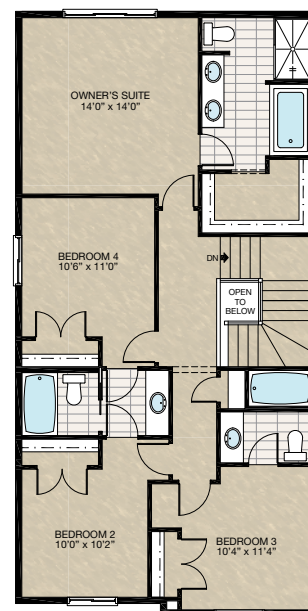
SELECT-3 BASEMENT DEVELOPMENT OPTION

- 686 Sq.ft. of developed area
- Add extra riser to stairwell for 9'0" basement ceiling with 8'9" headroom clearance
- Includes finished basement stairwell
- Delete 2'8" door top of stairwell



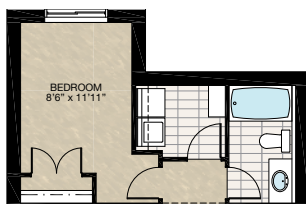
SELECT-4 FOUR BEDROOM WITH ENSUITE OPTION

- Delete bonus room including 72" x 24" window
- Add fourth bedroom including 48" x 48" window
- Increase main bath vanity to 5'2"
- Add pocket door & swing door to main bath
- Move laundry to basement (will be placed near mechanical area)
- Create linen closet in hallway
- Add ensuite bathroom to bedroom 3



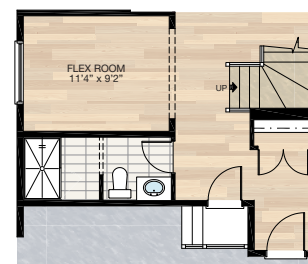
SELECT-5 BASEMENT DEVELOPMENT WHEN SELECT-4 IS CHOSEN OPTION

- Extend bathroom vanity 6"
- Add laundry room including shelving
- IRE-design bedroom & closet



SELECT-6 FULL BATHROOM OPTION

- Add 60" x 36" fiberglass shower and vanity to half bath
- This reduced flex room by 4"
- Move garage entrance door & stairs
- Add pot light to shower

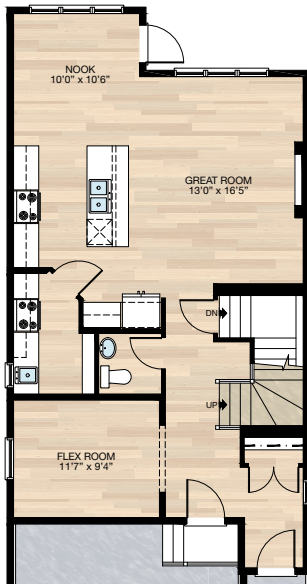


FEATURED OPTIONS

THE
BRAXTON
2070 SQ.FT.

SELECT-7 SPICE KITCHEN OPTION

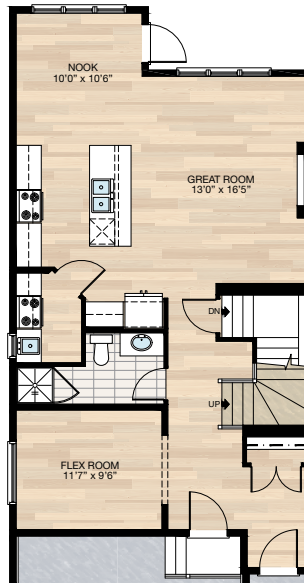
- Relocate flex room & half bath
- Delete pantry including 2'4" door
- Reduce window size in flex room to be 40" x 24"
- Add spice kitchen with 24" x 40" VSL window, range, hoodfan, sink, pantry shelving & 6'11" of lower cabinets & 4'0" of upper cabinets
- Reduce kitchen cabinets 9" beside fridge
- Move garage entrance door & stairs
- Move kitchen island towards nook 6"
- Reduce island depth by 4"
- Additional 6" cabinetry next to stove at main kitchen



SELECT-8 FULL BATH & SPICE KITCHEN OPTION

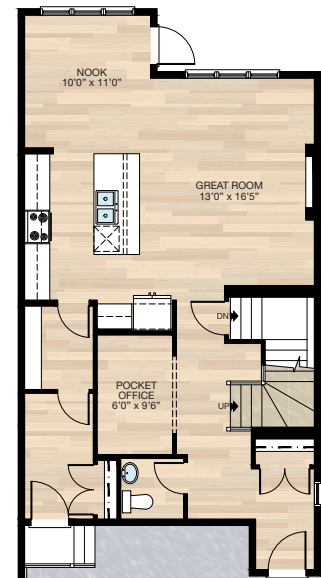
- Extend main floor into garage 1'0" adding 18 sq.ft. this reduces garage length to 21'0"
- Relocate flex room
- Delete pantry including 2'4" door
- Add spice kitchen with 24" x 40" VSL window, range, hoodfan, sink, 4'6" of lower cabinets & 1'10" of upper cabinets, & 2'8" door
- Reduce kitchen cabinets 9" beside fridge
- Move garage entrance door & stairs
- Add 3" x 3" fibreglass shower & 42" vanity
- Move kitchen island towards nook 6"
- Reduce island depth by 4"
- Additional 6" cabinetry next to stove at main kitchen

This option will require foundation changes



SELECT-10 WALK-THROUGH PANTRY OPTION

- Flex room becomes pocket office
- Walk-through pantry & mud room are created
- Increase kitchen cabinets 1'5½"
- Move garage entrance door & stairs
- Delete 60" x 24" P window



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.



Renderings are artist's conceptions only and may vary by community and lot selection. Prices, floorplans, specifications and dimensions are approximate and are subject to change without notice. E.&O.E. © All rights reserved, including the right if reproduction in the whole or in part without the permission of Trico Homes.

Plan updated as of March 22, 2023.



tricohomes.com

FEATURED BRAXTON OPTIONS



SELECT-9
6" WIDE FRONT ENTRY & PORCH OPTION

- Additional 9 sq.ft. to main floor
- Extend front entry 1'0" x 9'0" & foundation below (Intended for 34' or wider homesites)

