


← 29' →
Min. Lot Width

 3 Bedroom

 2½ Bathrooms

 Double Garage

THE MONROE

2256 SQ.FT.

Elements Specification

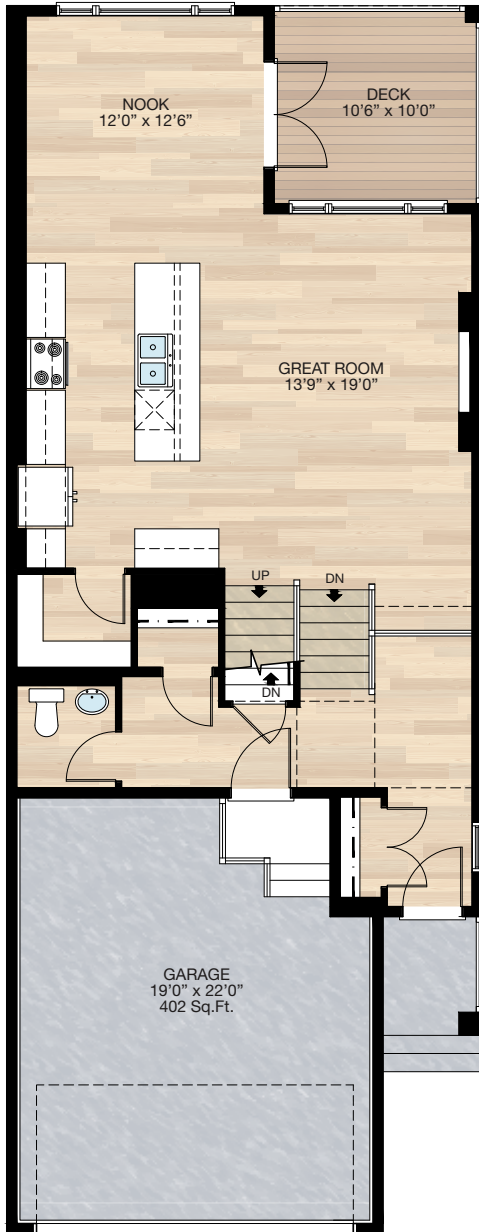
Elite Specification



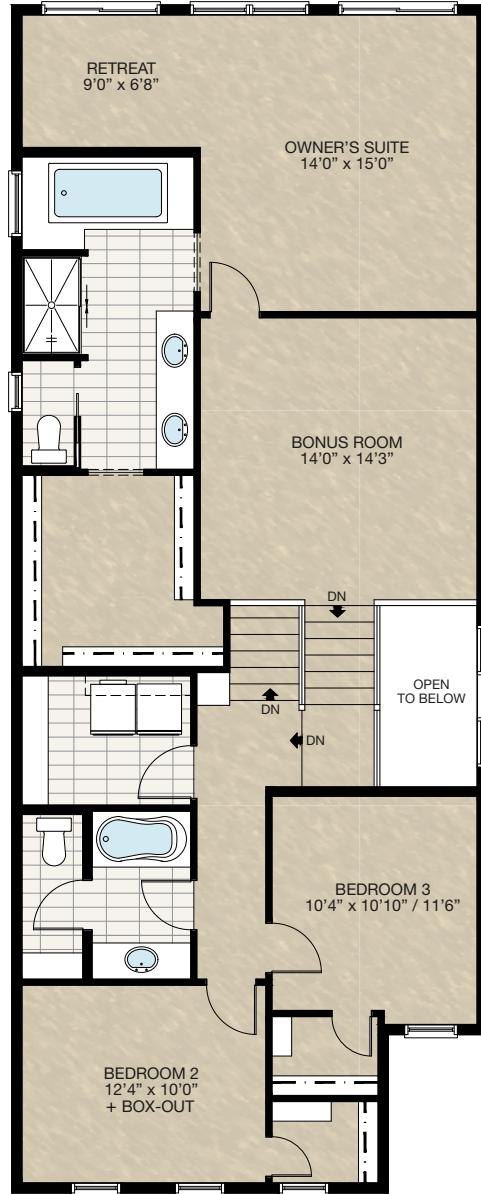
Trico Homes™
The Heart of Homebuilding®

STANDARD PLAN

THE
MONROE
2256 SQ.FT.



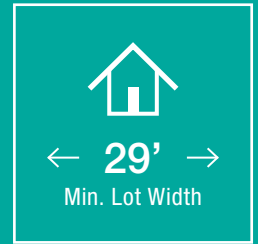
MAIN
901 SQ.FT.



UPPER
1355 SQ.FT.

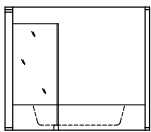
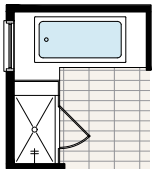
HARDWOOD	DECK	CARPET	CONCRETE	TILE	LAMINATE	LINO
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FEATURED OPTIONS

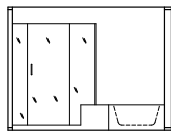


SELECT-2 GLASS & TILE SHOWER OPTION

- Delete fibreglass shower
- Add 10mm glass & tile shower C/W seat
- Adjust window location slightly



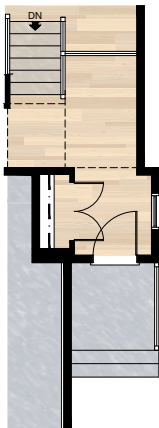
Front Elevation



Side Elevation

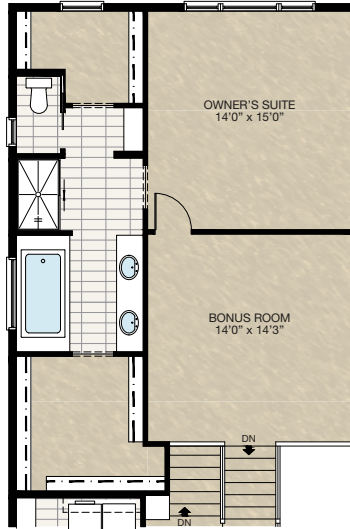
SELECT-5 6' WIDE FRONT ENTRY & PORCH OPTION

- Additional 7 Sq.Ft. to main floor
- Extend front entry 1'0" x 6'6" & foundation below
- Extend front porch width by 1'0"
- *ONLY for communities with lots 34' or wider



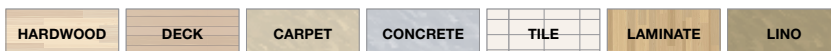
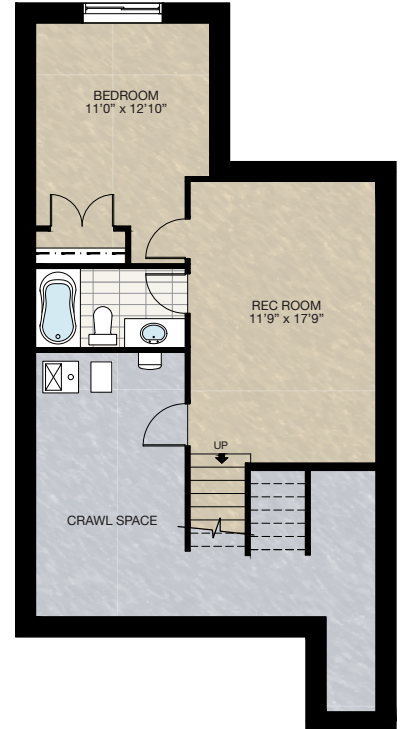
SELECT-3 DUAL OWNER'S SUITE CLOSET OPTION

- Redesign retreat, ensuite & closet
- Delete 3 - 72" x 60" windows in the owner's suite
- Add 30"/48"/30" x 60" VSL/P/VSL to owner's suite
- Add 36" x 40" VSL to walk-in closet



SELECT-4 BASEMENT DEVELOPMENT OPTION

- 469 Sq.Ft. basement development
- Included finished basement stairwell
- Move 2'8" passage door from top of stairwell to mechanical room
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- 60" x 24" Window changed to 60" x 36"

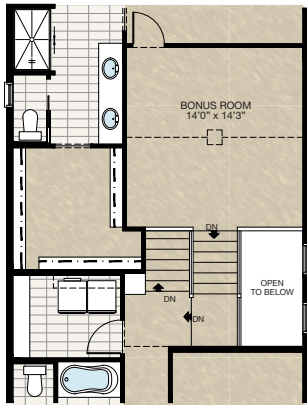


FEATURED OPTIONS

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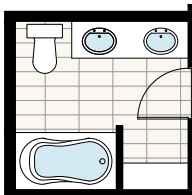
SELECT-6 BONUS ROOM & STAIRWELL VAULT

- Vaulted ceiling to bonus room and stairwell
- Interior vault slope to be 1/2 of the main roof slope
- *CANNOT be used on prairie elevations



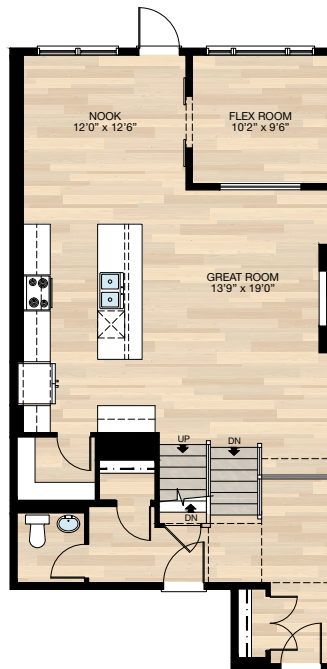
SELECT-9 MAIN BATH DUAL VANITY OPTION

- Delete water closet
- Add second sink with total 5'9" vanity
- Relocate tub & wire shelving
- Change entire wall behind vanity & toilet to 2" x 6"



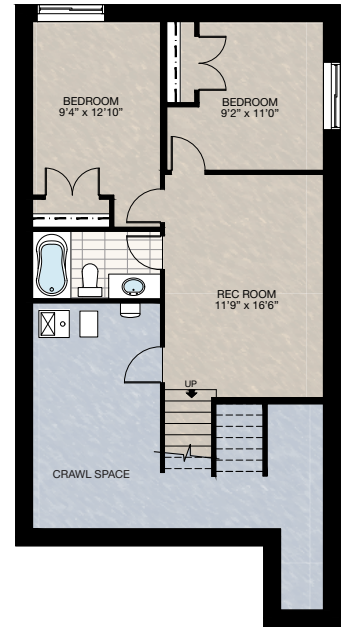
SELECT-7 MAIN FLOOR FLEX ROOM OPTION

- Additional 96 Sq.Ft. to main floor
- Delete 10'6" x 10'0" rear wood deck & column
- Delete 24" / 60" / 24" x 72" (P/P, P, VSL) window at nook
- Add 2 - 36" x 72" (VSL, P/P) window to nook
- Delete 2 - 2'8" French doors with 12" transom at rear entrance
- Add 2'8" French door with 12" transom at nook rear entrance
- Add 15'0" deck nailer plate to rear
- Flex room included 2 - 2'0" french frosted barn doors & 2 interior glass inserts between flex room & great room wall
- *See **SELECT-8** for foundation plan



SELECT-8 BASEMENT DEVELOPMENT OPTION

- 574 Sq.Ft. Basement development
- Included finished basement stairwell
- Move 2'8" passage door from top of stairwell to mech. room
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- 60" x 24" window changed to 60" x 36" at rear
- Add 60" x 36" HSL window to second bedroom
- *MUST combine with **SELECT-6** main floor flex room option



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Plan updated as of June 21, 2023.



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