


← 24' →
Min. Lot Width

 3 Bedrooms

 2½ Bathrooms

THE LANCASTER DUPLEX

1660 SQ.FT.

Elements Specification

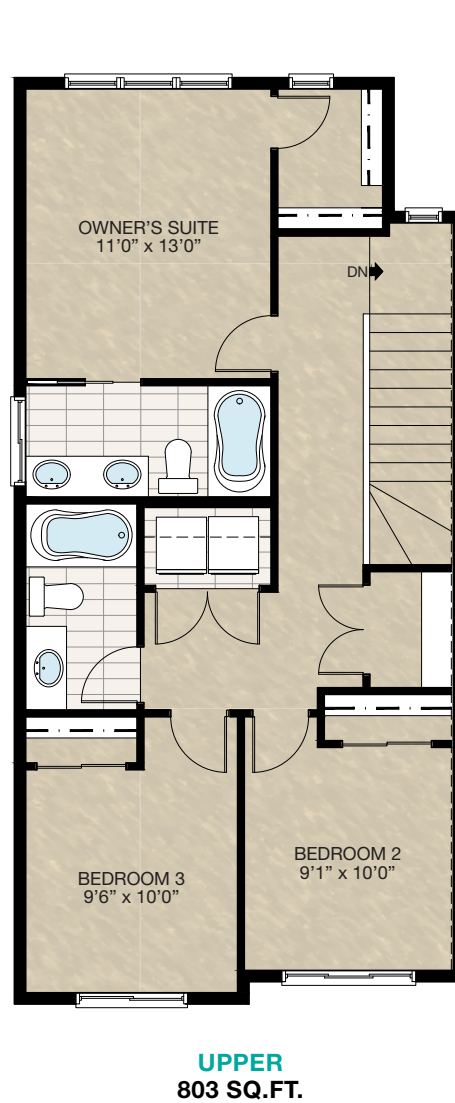
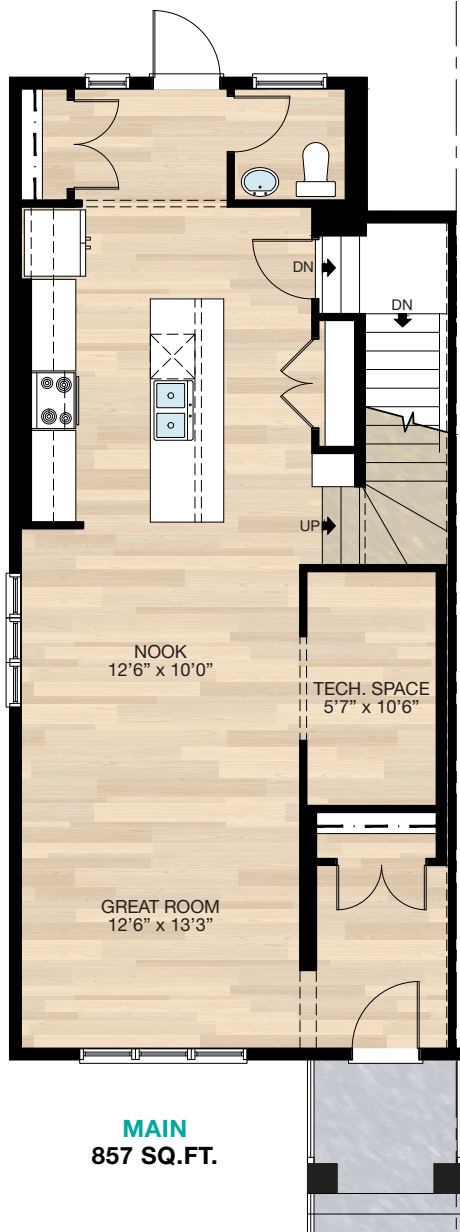
Elite Specification



Trico Homes™
The Heart of Homebuilding®

STANDARD PLAN

THE
LANCASTER
DUPLEX
1660 SQ.FT.



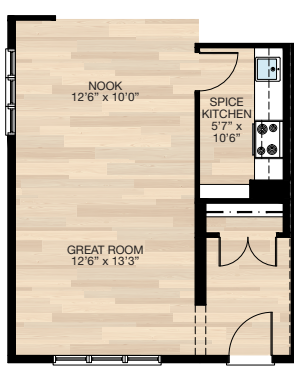
HARDWOOD	DECK	CARPET	CONCRETE	TILE	LAMINATE	LINO
----------	------	--------	----------	------	----------	------

FEATURED OPTIONS



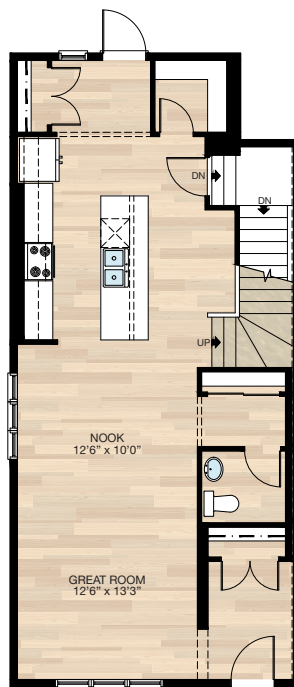
SELECT-1 SPICE KITCHEN OPTION

- Add 2'8" door to spice kitchen
- Add four, 12" x 42" wire shelving



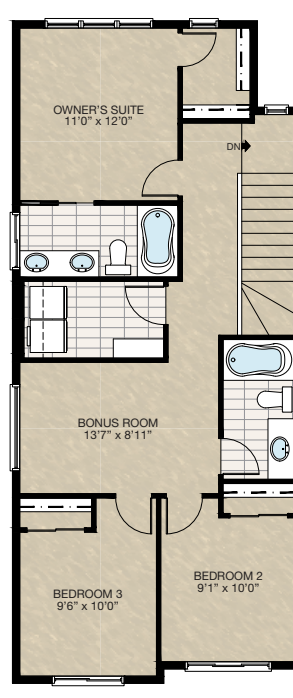
SELECT-2 PANTRY OPTION

- Delete 40" x 18" P window from rear
- Relocate half bath
- Delete pantry closet next to stair
- Delete drywall ledge next to stair
- Add linen closet next to new half bath location



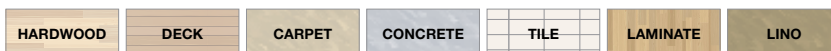
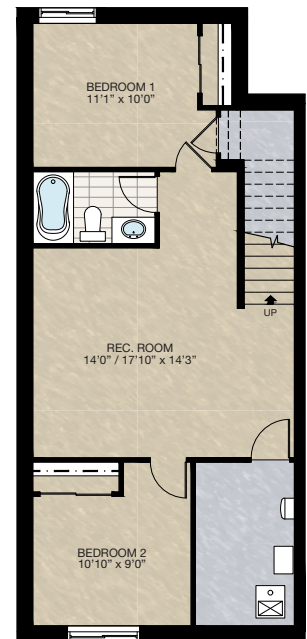
SELECT-3 BONUS ROOM OPTION

- Additional 90 sq.ft. to upper floor
- Extend upper floor & cantilever over main floor front
- Delete linen closet
- Add linen shelving to laundry room
- Relocate main bath next to stair
- Add 72" x 18" P window to bonus room
- Reduced master suite by 12"



SELECT-4 BASEMENT DEVELOPMENT OPTION

- 637 Sq.Ft. basement development
- Included finished basement stairwell
- Add 1 risers to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Add 60" x 36" DBSL window to front
- Upgrade rear window 48" x 24" DBSL to 48" x 36" DBSL

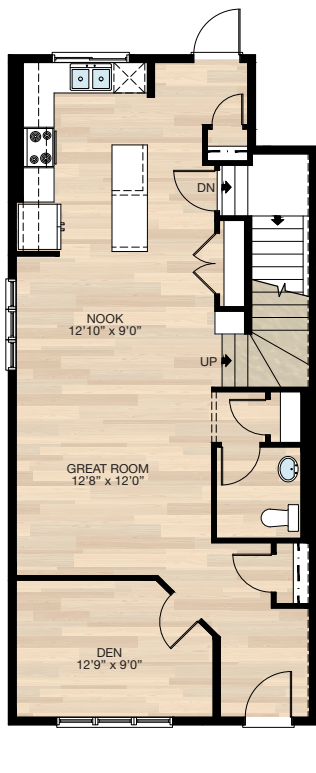


FEATURED OPTIONS

THE
**LANCASTER
DUPLEX**
1660 SQ.FT.

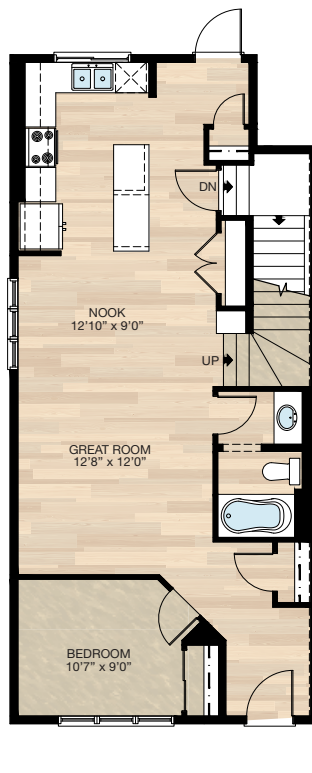
SELECT-5 DEN OPTION

- Delete 24" x 72" VSL & 40" x 18" P window at rear
- Add 60" x 48" HSL window to kitchen
- Relocate kitchen to rear with different configuration & revised island
- Relocate half bath & add linen closet



SELECT-6 MAIN FLOOR BEDROOM WITH FULL BATH OPTION

- Delete 24" x 72" VSL & 40" x 18" P window at rear
- Add 60" x 48" HSL window to kitchen
- Relocate kitchen to rear with different configuration & revised island



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 20, 2023.



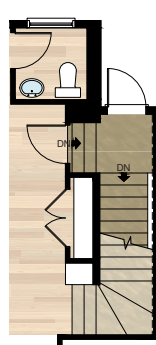
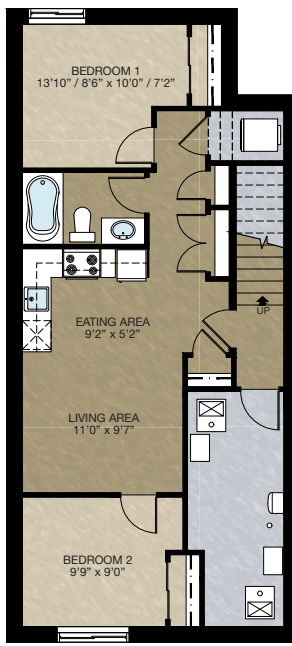
tricohomes.com

FEATURED LANCASTER OPTIONS



SECONDARY SUITE OPTION

- 637 Sq.Ft. basement development
- Included finished basement stairwell
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Include washer & dryer rough-in only
- Second furnace & HRV added to accommodate secondary suite
- Add 60" x 36" DBSL window to front
- Upgraded existing window 48" x 24" DBSL to 48" x 36" DBSL



MAIN FLOOR REVISION FOR SECONDARY SUITE OPTION

- Add 2'8" door to stairwell entrance
- Change light switch to 4-way
- Add switch & light stairwell exterior entrance

