



← 28' →

Min. Lot Width

 3 Bedrooms

 2½ Bathrooms

# THE ROWAN II

1730 SQ.FT.

☐ Elements Specification

☐ Elite Specification

☐ Elite Plus Specification



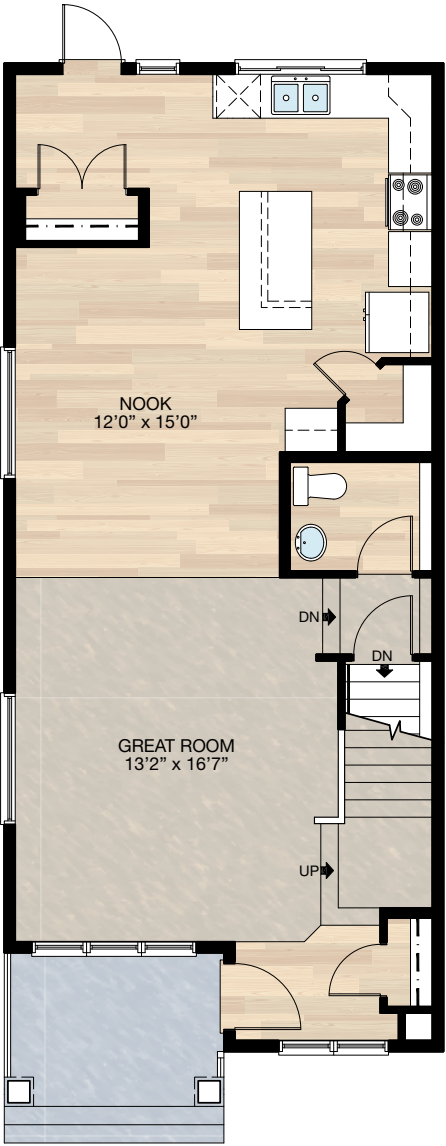
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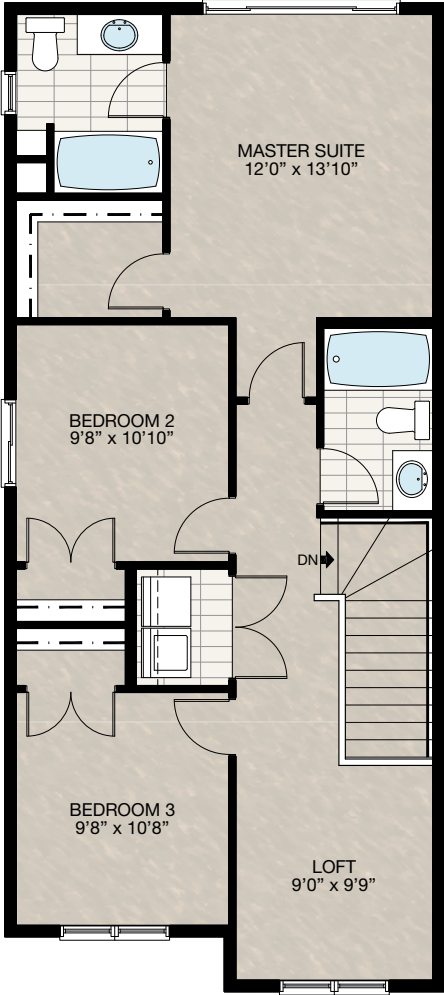


# STANDARD PLAN

THE  
ROWAN II  
1730 SQ.FT.



**MAIN**  
855 SQ.FT.



**UPPER**  
875 SQ.FT.

SOLID CORE PLANK	DECK	CARPET	CONCRETE	TILE	LAMINATE	LINO
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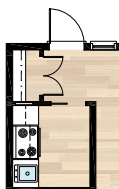


# FEATURED OPTIONS



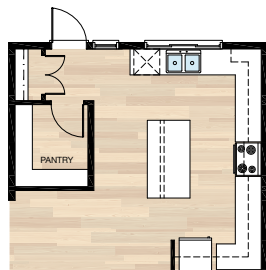
## SELECT-1 SPICE KITCHEN OPTION

- 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



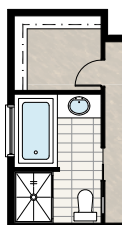
## SELECT-2 KITCHEN OPTION

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



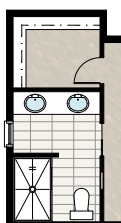
## SELECT-3 FOUR PIECE ENSUITE OPTION

- 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



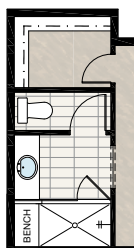
## SELECT-4 FOUR PIECE ENSUITE OPTION

- 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
- Change standard door to pocket door



## SELECT-5 SUPER SHOWER OPTION

- Add 2' cantilever
- Flip ensuite & closet location
- Delete standard tub/shower unit
- Add 80" x 54" tile & glass shower with bench
- Delete window
- Add second light & fan to water closet



## SELECT-6 GREAT ROOM FIREPLACE OPTION

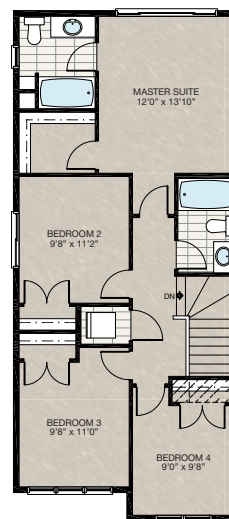
- Full height wall to inside of stairwell on main floor
- Add fireplace with 12" tile facing & MDF paint grade mantle (fireplace facing & mantle materials to be selected at design centre)
- Add void for fireplace vent to inside corner at top of stairs



Front Elevation Upper Floor Revision

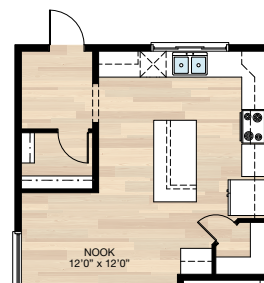
## SELECT-8 FOUR BEDROOM UPPER FLOOR OPTION

- Remove loft area & replace with Bedroom 4



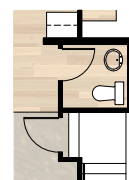
## SELECT-9 MUDROOM OPTION

- 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



SOLID CORE  
PLANK

DECK

CARPET

CONCRETE

TILE

LAMINATE

LINO

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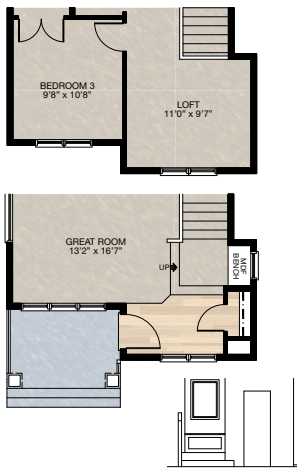


# FEATURED OPTIONS

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1730 SQ.FT.

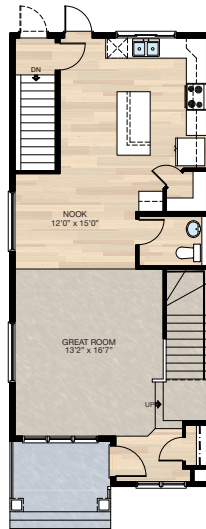
## SELECT-11 WIDER ENTRY OPTION

- 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



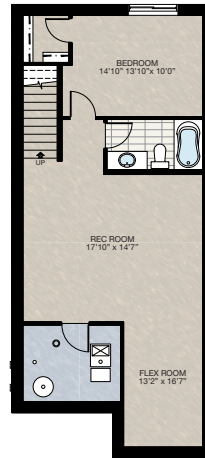
## SELECT-13 SEPARATE STAIR OPTION

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



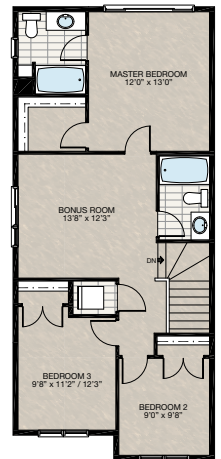
## SELECT-14 BASEMENT DEVELOPMENT OPTION (CAN ONLY BE COMBINED WITH SELECT-13)

- 654 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



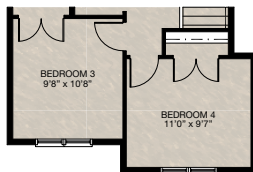
## SELECT-16 BONUS ROOM OPTION

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



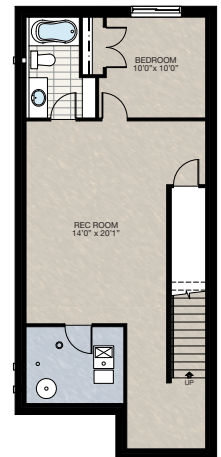
## SELECT-12 FOUR BEDROOM OPTION (CAN ONLY BE COMBINED WITH SELECT-11)

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



## SELECT-15 BASEMENT DEVELOPMENT OPTION

- 615 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



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