

LEGENDARY GROUP

SALE
\$104,900

GNEISS VISTA



3+ BEDS



1 BATH

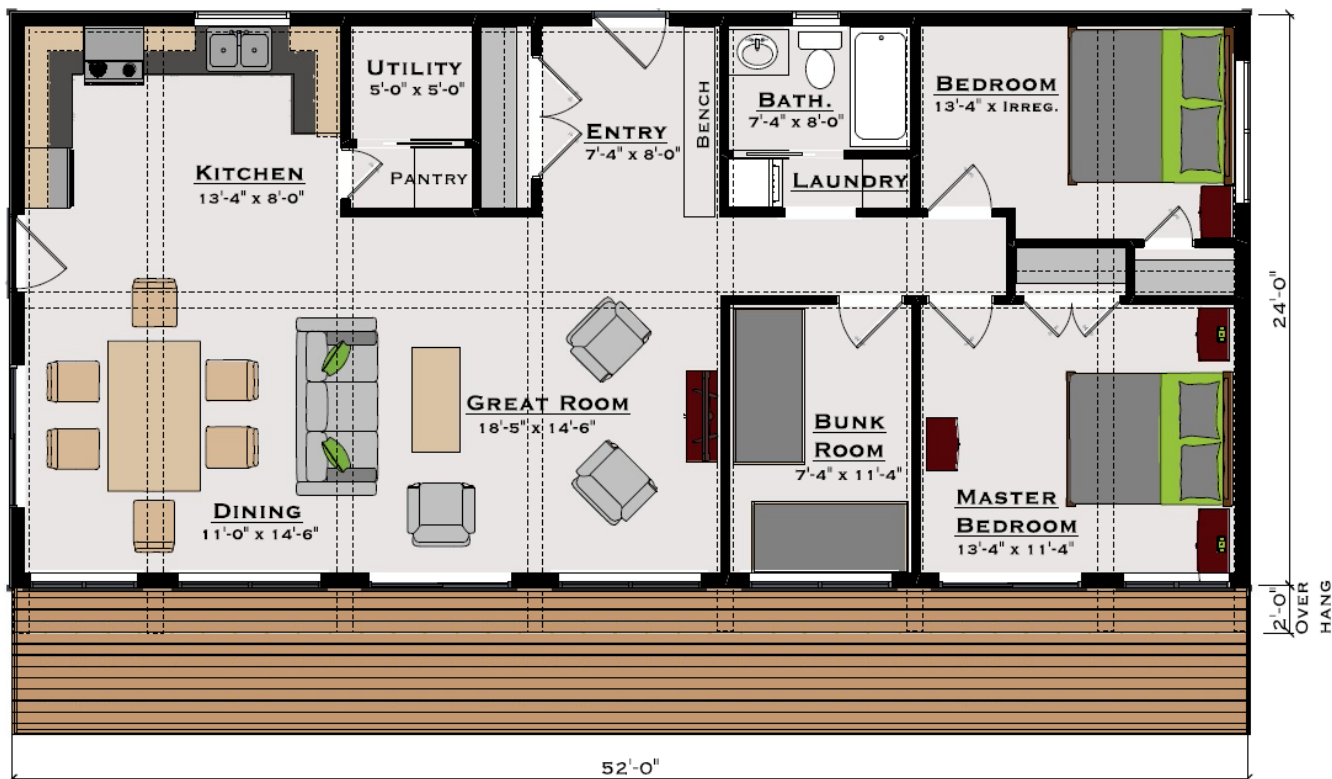


Footprint 24' x 52'
Living Area 1,248 Sq. Ft.

Main Level 1,248 Sq. Ft.

The Gneiss Vista is the stylish, yet affordable modern cottage you've been looking for. Offering 30' of open living and dining space with expansive windows to frame your perfect weekend view. The vaulted pine ceilings, clearstory windows, and heavy timber beams are the perfect finish to make cottage living luxurious enough for even the most die hard city dweller! Designed for single storey living and on-grade construction, this eye catching design can be installed anywhere to act as your high-style hub of four season family activity!

SALE PRICE VALID FROM MARCH 22 - APRIL 30, 2018



*Basic package may not be exactly as shown.

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Package Contents & Specifications

The Hybrid Home Package includes the fabrication, supply, and installation of a 1,248 SF Gneiss Vista standard plan cottage, as per the following specifications:

1. Customized Permit Ready Plans

2. Hybrid Walls and Gables System

Pre-fabricated 8' and 11'-6" exterior main level walls and gable end walls

- 2" x 6" kiln dried stud wall framing @ 16" o.c. spacing
- 7/16" OSB sheathing
- Tyvar house wrap
- 1" x 3" strapping with 3/4" airspace / rain screen between sheathing and exterior finish
- LP Engineered Wood 6" Lap Siding (standard colours)

3. Structural Heavy Timber Roof System

- 6 x 8" x 12" rafters
- 1 x 8" x 8" purlin

5. Window & Door Package

- Factory installed, energy efficient, low-E argon vinyl windows & steel exterior doors
- Vinyl sliding patio doors

4. Synergy Roof Panels

- ½" plywood exterior sheathing
- 1½" air space
- 11-7/8" I-Joist EWP rafters
- 10" EPS insulation
- 7/16" OSB interior sheathing
- 1" x 6" pine T&G with clear coat on the interior surface

Not included in basic package: Foundation • Sub Floor • Transportation • Crane • Exterior roof finishing (i.e. asphalt or steel) • Interior framed walls & insulation • Interior wall and floor finishing • Plumbing • Electrical • HVAC • Kitchen & bathroom fixtures, cabinets, vanities, appliances, etc.

**LIMITED
TIME
ONLY**

**\$104,900.00
+ HST**

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the art of innovation



Options

- Siding Upgrade\$3,600**
 - Substitute custom colored 8" Fraserwood Modern Lap Siding
- Window Upgrade\$3,400**
 - Choose a custom colour to enhance the look of your home with coloured exterior vinyl
- Factory Timber Stain\$1,900**
 - Sand and stain (1 coat) all timber girders, ridge, purlins, posts
- Covered Timber Entry\$4,800**
 - 8' x 12' shed roof entry porch
 - 8" x 8" posts and beam
 - Uninsulated Synergy roof panels

Many other options available upon request.



MODERN X MODULAR = MOD SQUARED

A smarter way to build for your modern cottage lifestyle