

# Niagara Series

*16' Wide Homes*



[www.sriregent-northland.ca](http://www.sriregent-northland.ca)

# Niagara Series

16' Wide Homes

## STANDARDS & SPECIFICATIONS

### EXTERIOR

- ✓ Colour coordinated metal fascia
- ✓ Colour coordinated decorative window treatment  
(Top and bottom – curbside and hitch end)
- ✓ Vinyl siding & white vinyl soffit
- ✓ 4/12 pitch roof
- ✓ Exterior GFI receptacle - front door
- ✓ Exterior frost-free tap – kitchen sink
- ✓ 30-year architectural fiberglass shingles
- ✓ 7/16" roof sheathing
- ✓ Perimeter ventilation
- ✓ 16" eave on HE & rear, 12" on long walls
- ✓ Separate receptacle for heat tape
- ✓ Engineered roof trusses to 2.7 KPA snow load
- ✓ 2x10 floor joists 16" o.c.
- ✓ 3/8" wall sheathing on inside & outside of exterior walls
- ✓ Insulation: R22 walls; R40 ceiling; R48 floor
- ✓ 2x6 side walls at 24" o.c. - 8' walls
- ✓ 19/32" T&G subfloor
- ✓ 12" tubular steel frame with detachable hitch

### KITCHEN

- ✓ Adjustable shelf in all cabinets – (2) upper & (1) lower
- ✓ Double stainless-steel sink
- ✓ Roller drawer slides on all drawers
- ✓ Crown moulding
- ✓ Microwave cabinet with separate circuit
- ✓ PVC cabinet doors
- ✓ 18 cu. ft. frost free refrigerator
- ✓ 30" electric range with clock and timer
- ✓ 2-speed range hood with light and fan vented to exterior
- ✓ White kitchen appliances
- ✓ Communication box (empty) at kitchen area
- ✓ Single lever faucet with vegetable sprayer
- ✓ Upper corner cab - narrow reed glass

### EXTERIOR DOORS & WINDOWS

- ✓ Insulated steel exterior doors, 36" front and rear (where possible) with peepholes and dead-bolts with lever door handles
- ✓ Coach lights at all exterior doors
- ✓ LowE PVC windows and sills with screens

### INTERIOR

- ✓ Decorative glass divider wall (some models)
- ✓ Decorative vinyl covered drywall
- ✓ 6 mil. vapour barrier includes switches and receptacles
- ✓ Plush carpet in Living Room and Master Bedroom
- ✓ Quality vinyl floor covering
- ✓ Cathedral ceilings in LR, DR, KIT
- ✓ Ceiling lights in all bedrooms
- ✓ Wire only ceiling light in living room
- ✓ Solid shelving in all closets
- ✓ White embossed passage doors w/ Lever Handles
- ✓ 4" ceramic tile backsplash at kitchen and vanities with tile edging
- ✓ 2x4 interior walls
- ✓ Vinyl wrap moulding throughout

### BATHROOM

- ✓ Exhaust fan with humidistat in main bath
- ✓ Exhaust fan in ensuite on separate switch
- ✓ Towel bar and towel ring (most models) in each bath
- ✓ Cosmetic box in main bath
- ✓ Showerhead and rod in all baths
- ✓ GFI receptacle in all baths
- ✓ Walled tub/shower with single lever pressure balanced faucet in all baths
- ✓ Single lever faucets in all baths
- ✓ Theatrical lights in all baths
- ✓ 1 bank of drawers in either ensuite or main bath (where possible)

### UTILITIES

- ✓ Plumbed and wired for washer/dryer
- ✓ Natural gas high efficiency furnace
- ✓ Dryer vent rough in
- ✓ Electric hot water tank
- ✓ Overhead solid shelf at washer/dryer area
- ✓ Insulated lines in HWT cavity

### MISCELLANEOUS

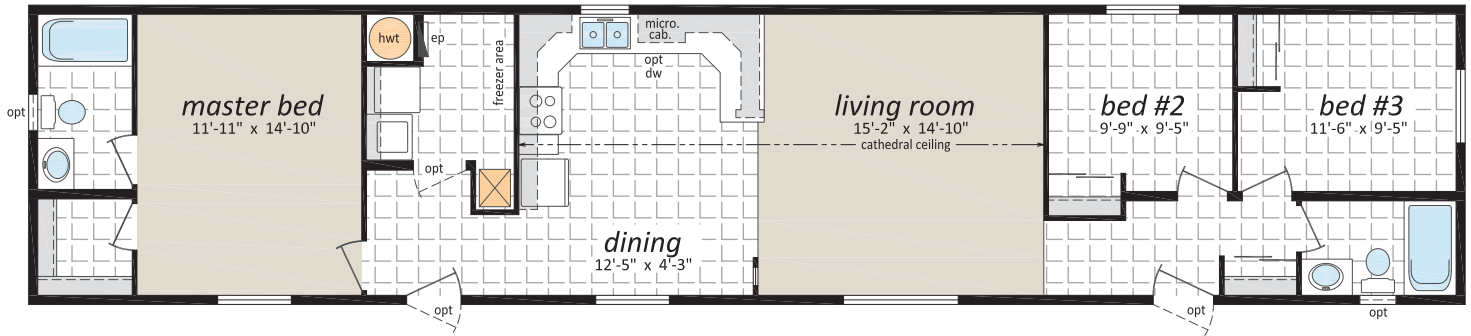
- ✓ Electric smoke/CO detector(s)
- ✓ 100-amp service panel
- ✓ Main electrical conduit through floor
- ✓ White receptacles and switches
- ✓ Light bulb package
- ✓ Programmable thermostat
- ✓ Airtight Protocol



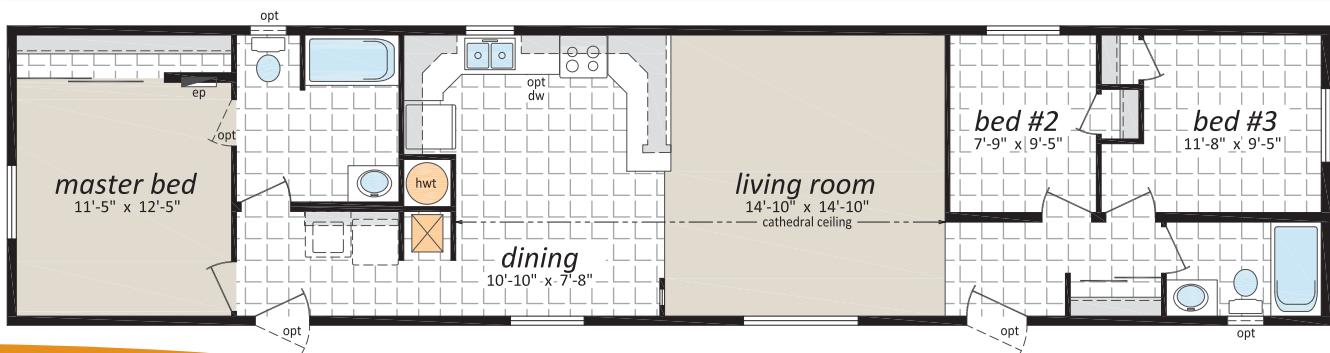
# Niagara Series

## 16' Wide Homes

**NP-901A,**  
16' x 76' - 1,216 sq. ft.



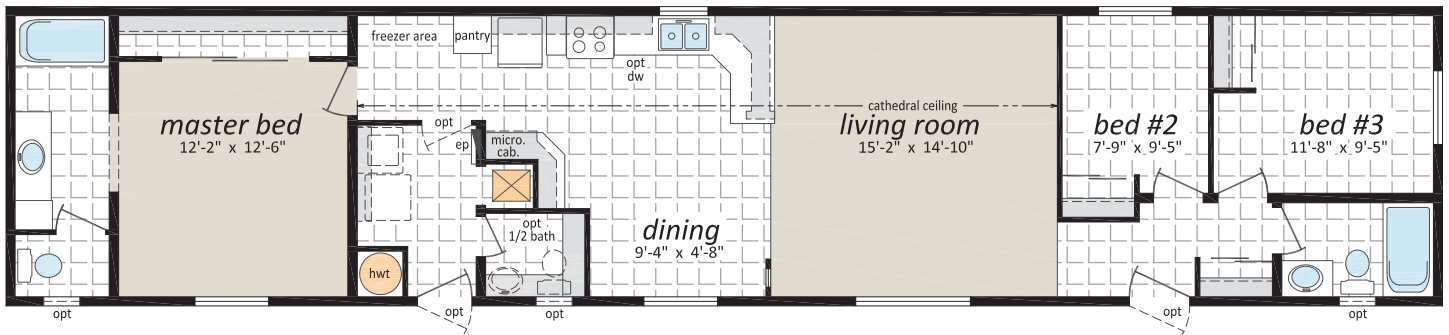
**NP-911A,** 16' x 70' - 1,120 sq. ft.



# Niagara Series

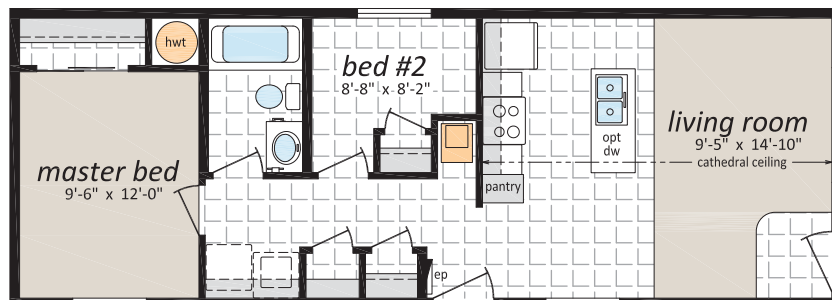
## 16' Wide Homes

**NP-913A**, 16' x 76' - 1,216 sq. ft.



**NP-915**, 16' x 44' - 704 sq. ft.

*Note: rendering shown on coverpage*

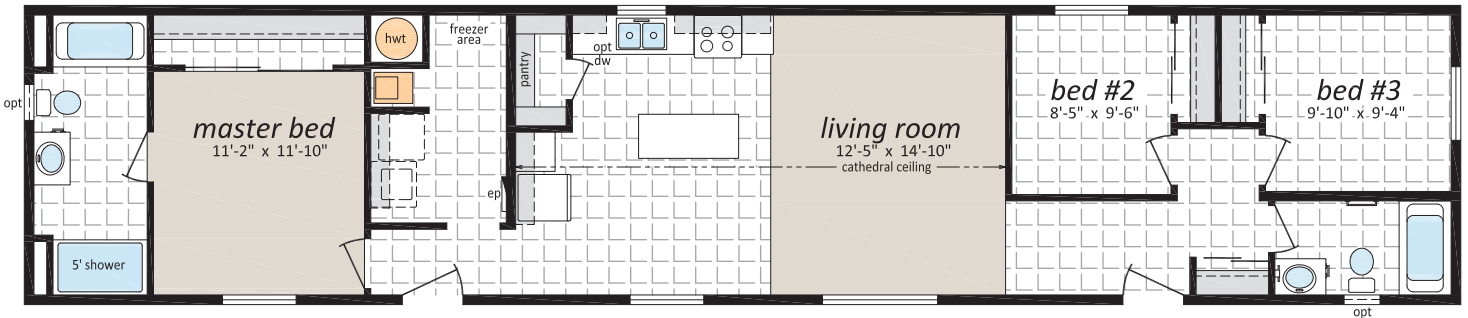




# Niagara Series

## 16' Wide Homes

**NP-917**, 16' x 76' - 1,216 sq. ft.



**NSO-2001**, 32' x 51' - 1,176 sq. ft.



# Niagara Series

## 16' Wide Homes

**NSO-2002**, 32' x 51' - 1,176 sq. ft.





# Niagara Series

16' Wide Homes

## OPTIONAL FEATURES

### EXTERIOR

- ☐ Shutters (Two Styles)
- ☐ Diamond Cut Ceilings
- ☐ Three and Four Light Bay Windows
- ☐ Octagon Windows
- ☐ Segmented Block Windows
- ☐ Lattice in Windows
- ☐ Skylights
- ☐ Patio, Garden and Cottage Doors
- ☐ Storm Doors
- ☐ Exterior Door with Half Round, 9 Lite or Franklin Insert
- ☐ Turbine Vents
- ☐ Door Chimes
- ☐ Exterior Recessed Pot Light(s)
- ☐ Extra Exterior GFI
- ☐ High Snow Load Roof

### INTERIOR

- ☐ Fully Finished Drywall
- ☐ Media Room Package
- ☐ Laminate Flooring
- ☐ Upgrade Vinyl Floor Coverings
- ☐ French Doors
- ☐ Storage Bench
- ☐ Freezer Cabinets
- ☐ Soak Sink with Cabinet
- ☐ Utility Room Door
- ☐ Ceiling Fan with Lights
- ☐ Chandeliers
- ☐ Recessed Fluorescent Lights
- ☐ Under Counter Lighting
- ☐ Archways

### BATHROOM

- ☐ 72" Tub/Shower
- ☐ Corner Oval Jetted Tub
- ☐ 2 Person Jetted Tub
- ☐ 36", 48" or 60" Shower c/w Glass Doors
- ☐ Handicap Toilet
- ☐ Tri-Mirror Medicine Cabinet
- ☐ Grab Bars
- ☐ Deluxe Shower Curtain
- ☐ Banjo Countertop on Vanity

### KITCHEN

- ☐ Various Cabinet Door Selections
- ☐ Wand Style Deluxe Single Lever Kitchen Faucet
- ☐ Corner Glass Cabinet Doors
- ☐ Island Work Centre
- ☐ Planning Centre
- ☐ Lazy Susan
- ☐ Granite Composite Upgrade Sink
- ☐ Oak Counter Edging
- ☐ Black or Stainless Appliances
- ☐ Built-In Dishwasher
- ☐ Combination Microwave/Range Hood
- ☐ Eye Level Oven and Cook Top Range
- ☐ Self Cleaning Range
- ☐ Two Door Side by Side Refrigerator

### UTILITIES

- ☐ Gas Fireplace c/w Air Circulating Fan
- ☐ 40 Gallon U.S. Gas Water Heater
- ☐ Forced Air Electric Furnace
- ☐ Air Conditioner-Ready Furnace
- ☐ Washer and Dryer
- ☐ Stacking Washer and Dryer
- ☐ Central Vacuum System
- ☐ Roughed in for Central Vacuum
- ☐ 200 Amp Service Panel
- ☐ Extra Telephone Jack(s)



# Niagara Series

## 16' Wide Homes



CANADIAN STANDARDS  
ASSOCIATION



Canadian  
Home Builders'  
Association



**intertek**  
Total Quality. Assured.

10 YEAR



**Progressive**  
HOME WARRANTY



131 Stubb Ross Road  
Lethbridge, AB T1K 7N3  
[www.sriregent-northland.ca](http://www.sriregent-northland.ca)