

# 115 Woolf Bend

Aspen Ridge, Saskatoon



## SENTINEL

By Selkirk

- 2-Story 2527 sq. ft.
- 4 Bedrooms + Bonus Room
- Main floor office
- 3 Bathrooms
- Triple car garage
- Partial Covered deck
- Air Conditioning
- Fusion Cabinets by Superior
- Quartz Countertops
- Flooring:
  - Ceramic Tile
  - Premium Laminate
  - Carpet
- Exterior:
  - James Hardie Siding
  - Cement board accents
  - Rockwork
  - Cement Driveway, sealed
  - Front Landscaping

**\$834 900**

(Includes GST & PST. Applicable rebates to the builder.)



All information is believed to be accurate, but is not guaranteed. Photos from a previous build.

## SELKIRK DEVELOPMENTS INC.

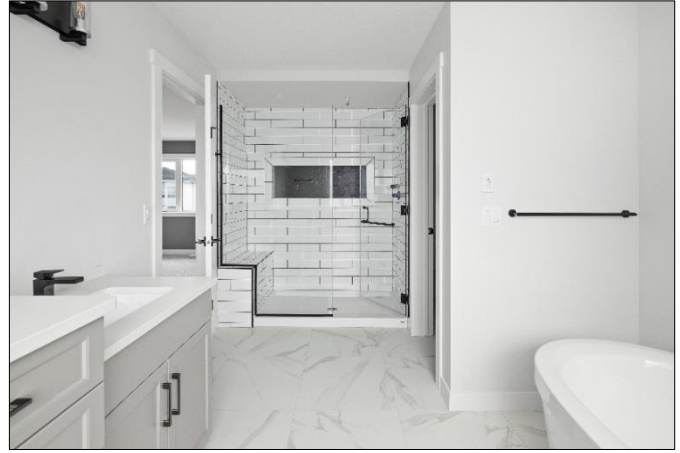
By net: [homesbyselkirk.com](http://homesbyselkirk.com)

In person: 2213-E Hanselman Ct, Saskatoon, SK

By cell: (306) 880-1418

Email: [myhome@homesbyselkirk.com](mailto:myhome@homesbyselkirk.com)





#### FAMILY Ready:

- Full stainless steel appliance package
- Air conditioning
- 8' x 4' kitchen island
- Pots & Pans drawers, with soft close
- Under cabinet lighting
- 9' basement, 9' main, 8' 2<sup>nd</sup> floor
- 2<sup>nd</sup> floor laundry, appliances included
- Mudroom bench
- Covered deck with metal rails & spindles
- Fabric & crushed rock under deck
- Easy to use crank Casement windows
- BBQ gas line hook up
- Garage gas line rough-in
- Garage pit
- Beverage fridge
- Laminate, Tile and Carpet
- 200 Amp electrical service
- 8' high garage doors
- Concrete driveway included, sealed
- Front lawn and sprinklers included

#### ENVIRONMENT Friendly:

- R-60 insulation in the ceiling
- R-22 insulated walls
- R-24 insulated basement walls
- R-11 sub basement slab insulation
- Spray foamed joist ends
- Raised heel trusses
- Triple pane, low-e, argon filled windows
- Performance rated thermal enclosure
- Insulated & Boarded garage
- R-16 Garage doors
- Heat Recovery Ventilator (HRV)
- 2-stage High Efficiency furnace
- Power Vented 50gal hot water tank
- LED lights

#### ARCHITECTURAL Details:

- Tiled shower with 10mm glass doors and built in bench
- Fireplace feature wall
- Oak handrails with metal spindles
- Accented walls in the den
- 96" kitchen cabinets
- Quartz countertops throughout
- Tiled kitchen backsplash
- Above island bulkhead
- Water resistant laminate, Tile and Carpet
- Designer lighting
- Riobel plumbing fixtures
- Large WIC with built drawers
- Custom glazing
- 30 year shingles
- JamesHardie siding, cement board and rockwork exterior

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