



BOULDER COURT

• *Executive Duplex Bungalows* •
BY TRIUMPH HOMES



THE ALBERTA
NEW HOME
WARRANTY
PROGRAM



Live the carefree lifestyle you have always wanted,
Live your dreams and burden of home maintenance
The world is a 10-minute drive away
Your life, in your hands,
Don't just Live, Triumph!





10 mins to airport



10 mins to Premium outlet collection



7 mins from hospital



3 mins from Leduc golf & country club



Black Stone

Edmonton International Airport



Premium Outlet Collection

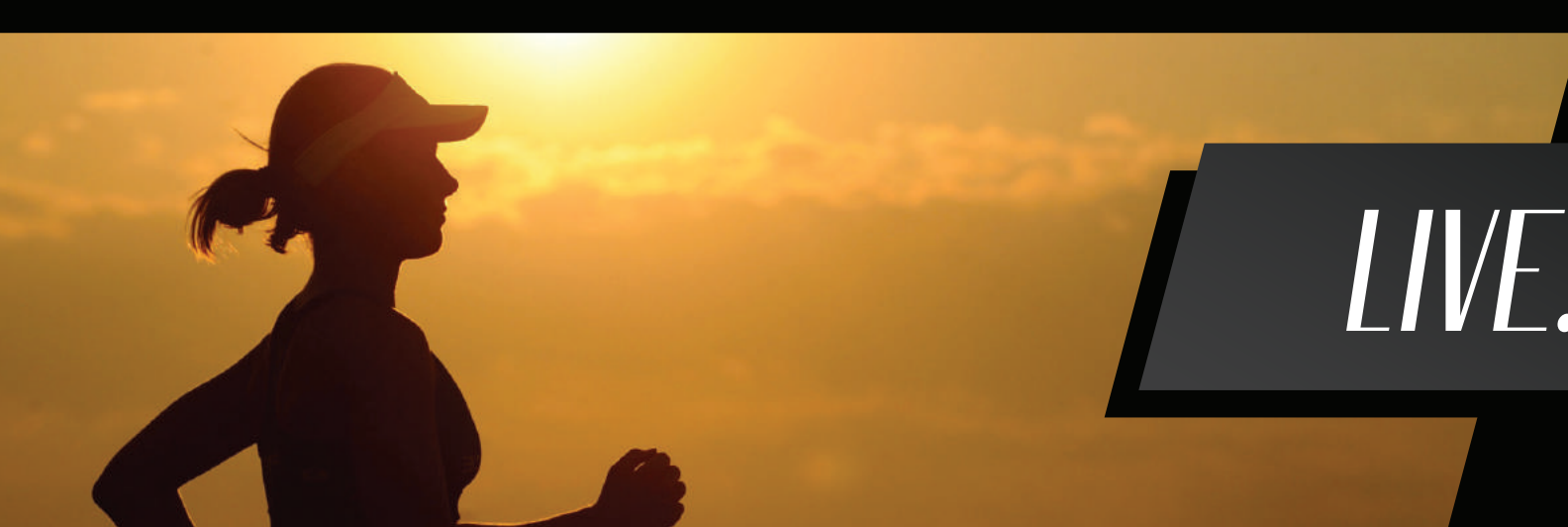
Leduc Golf & Country Club



Leduc Hospital



Black Stone



LIVE.



RELAX.



EXPLORE.



Boulder Court by Triumph Homes is a luxurious Executive Duplex Bungalow development in the beautiful neighborhood of Blackstone. Four unique layouts designed to suit your specific styles and boasting executive level finishes as standard features, the value in this project is un-rivaled. This master planned cul-de-sac will become your long-deserved oasis.

Promotional pricing in effect, limited walk-out lots available!



www.triumphhomes.ca
780-399-8500

LYON

1364 sq ft. / 2 BDRM / 1.5 BATH



TOULOUSE

1326 sq ft. / 2 BDRM / 1.5 BATH



VENICE

1263 sq ft. / 1 BDRM / 1.5 BATH



MALAGA

1248 sq ft. / 1 BDRM / 1.5 BATH



GENERAL SPECIFICATIONS

COMFORT

- NEST Programmable thermostat
- High-efficiency forced air heating system
- All windows & doors sealed with foam insulation
- Full height insulated basement
- R-60 attic insulation
- Garage walls and ceilings dry walled
- R20 fiberglass insulation on exterior walls
- Flow-thru humidifier
- 50 gallon capacity hot water tank
- 10 foot ceiling main floor

CONSTRUCTION

- No-maintenance precast front step
- Engineered floor joist system
- No-maintenance vinyl siding
- Pre-finished aluminum soffit, Fascia, Eaves
- Driveway full-width of garage
- Decks included
- 9ft ceiling main floor
- Manufactured engineered roof trusses
- Backwater valve in basement to prevent backup
- Weeping tile system & sump
- 8" concrete foundation walls reinforced with rebar

INSIDE FINERY

- \$3000 appliance credit
- Granite\Quartz countertops throughout home
- Engineered Hardwood flooring – as per plan
- Tile flooring – as per plan
- Glass backsplash in the kitchen
- Knockdown ceiling texture
- Soft close cabinets & drawers in kitchen
- Glass door in pantry if applicable
- Pendant lighting over kitchen island
- Exterior pot lights on Front Elevation Inc. verandah

- Interior pot lights throughout hallways, kitchen
- One coat primer, two coats of latex eggshell finish
- Cabinetry by Superior Cabinets
- Under-mount stainless steel sink in kitchen
- One-piece fiberglass tub in main bath
- Interior doors painted with two coats acrylic semi-gloss
- White décor switches and plug

PROTECTING YOUR INVESTMENT

- Shut off valves on all toilets and sinks**
- Furnace and duct cleaning before possession
- Rough in Central Vac system
- Rough in for 3-piece bath in basement
- 1 year parts & labour builder warranty
- 2 year mechanical systems warranty
- 5 year building envelope
- 10 year structural warranty
- Soil test performed on lots prior to construction.

We are constantly trying to improve our product & as such all product, prices, plans & specifications are subject to change without notice. Above specifications do not apply to feature homes or inventory homes.

DON'T WAIT TO START YOUR ADVENTURE!

You have worked your whole life and it's time to start realizing your dreams! Take flight, travel the world knowing your most important investment is not being neglected.

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