# TOP TEN

Reasons to build an A&S Home



## 1. HISTORY

A&S Homes was founded more than 40 years ago by brothers Tony & Sam Spezzano. Today, we employ over 400 staff and trade professionals and are known as the cornerstone of Manitoba's new home construction industry. Our head office is located at 900 Lorimer Boulevard in Winnipeq.

#### 2. PLANS

A&S Homes has our own exclusive architectural team working within the facilities to provide efficient plan creations. You'll have the opportunity to sit down with your agent and review the plans to make sure they're what you envisioned.

## 3. DESIGN BOUTIQUE

A&S Homes has an in-house design boutique with a full time professional interior design team. Your new home purchase includes a one-on-one session in our boutique. You'll sit down with one of our talented interior designers to plan the style of your home from the ground up. Everything from exterior accents to interior touches are yours to select at this phase in our process – with flexibility to review your choices and make alterations.

# 4. VALUE

Our standard specifications are the best in the industry when comparing dollar for value. Compare "Apples to Apples" (see back).

# 5. MODELS

We have hundreds of models in our portfolio, but we're always working on our next model to adjust for changing times. Of course, all A&S Homes are customizable to fit your needs.

# 6. ENVIRONMENTAL IMPACT & ENERGY EFFICIENCY

A&S Homes leads Manitoba's new home construction sector in building energy-efficient, environmentally-sustainable homes. All of our models are more energy-efficient thanks to higher insulation levels, full-height basement insulation, foundation damp-proofing or water-proofing, R-glazed windows with Low-E argon, tighter construction, and advances in mechanical and electrical systems – working together to save you money on heating and cooling bills.

### 7. MODERN AMENITIES

A&S Homes' models feature lots of natural light, high ceilings, custom cabinetry, plenty of closet space, large garages, and extra space you can tailor to your needs whether for a home office, playroom, or home theatre centre. Open floor plans for entertaining, spacious kitchens for celebrations, and luxurious bathrooms to relax in are just some of the reasons why an A&S Home feels like YOUR home.

# 8. LESS MAINTENANCE WARRANTY

Our new innovations in homebuilding means your home is built to the latest standards with quality materials and advanced building technology. Additionally, our new homes are covered by the New Home Warranty Program of Manitoba. This means that your home is covered for any material or workmanship defects during the first year after you move in, and for many major structural issues that arise in the first five years. To learn more about A&S Homes' warranty and maintenance services, talk to your A&S Homes sales representative.

# 9. AREAS

We build our homes in desirable communities, primarily in Winnipeg and the surrounding areas. A&S Homes is an active builder in Bonavista, Bridgwater Trails, Canterbury Crossing, Devonshire Park, Parkview Pointe, Prairie Pointe, Summerlea and Tourond Creek. A&S Homes can build on any lot you already own.

### **10. TEAM**

A&S Homes' quality has five dimensions: process, materials, workmanship, service, and people. You'll experience all five facets of A&S Homes' quality as you work with us to build your home – and live in that home for years to come.

Specifications subject to change ashomes.ca

# **QUALITY COMES STANDARD**

Discover how we build quality into every home.



A&S HOMES INCLUDE		<b>BUILDER 2</b>	BUILDER 3
01.	Steel reinforced concrete driveway & walkways with poured concrete steps		
02.	DELTA MS foundation membrane		
03.	Engineered floor joists on the main and second floor		
04.	Fireplace with tile surround		
05.	GreenGuard Max house wrap		
06.	Three 54" x 21" basement windows		
07.	Poured concrete front entry steps		
08.	Cabinetry options include Maple, Oak, White		
09.	Maple, Oak, or White bathroom vanities complete with laminate tops		
10.	Flat painted drywall ceilings		
11.	50oz carpets		
12.	Automatic pantry light switch		
13.	Insulated overhead garage door		
14.	60 Imperial gallon hot water tank		
15.	2 Stage ECM High Efficiency furnace with Mervll filter		
16.	Kohler lever taps (kitchen with vegetable sprayer)		
17.	Interior lever door hardware		
18.	Upper cabinet crown moulding		
19.	Painted front doors		
20.	10 Pot Lights included (4 Great Room, 4 Kitchen, 2 Exterior)		
21.	Garage door opener		
22.	Decora switches		
23.	Painted or oak trim throughout		
24.	Round or square corner bead		
25.	23/32" OSB Tongue and groove subfloor, glued and screwed		
26.	7/16" OSB exterior sheathing		
27.	24" on centre stud walls - Exterior 2x6 minimum - Interior 2x4 minimum		
28.	Large PVC windows with low-E coating, Argon gas, and single lever locking system		
29.	Window grills included for all front exterior windows		
30.	Deluxe ensuite (as per plan)		
31.	Kitchen island (as per plan)		
32.	Water-based Cloverdale Super Acrylic II paint		
33.	40-year shingles	Ц	
34.	Pre-finished aluminium fascia & soffit	Ц	
35.	Pre-finished garage metal-clad door trim	Ц	Ц
36.	Weiser HDW-lifetime warranty on finish and mechanical (except safelock - 5 year on finish)		
37.	Roofing - Leading-edge product to reduce risk of shingle blow off - Roof vents reduce the amount of snow and rain that enter attics		
38.	Window sealing from exterior with water shield		
39.	Bathrooms using moisture/mildew resistant paint		
40.	Plan customizations & Design Centre selections with professional designers		