



5622 1st Street, Union Bay

Building Features

Energy Efficiency

- Construction has been aimed to achieve Step 5 energy efficiency (highest standard)
- Triple-pane windows throughout for exceptional soundproofing and insulation properties
- Insulated Concrete Form (ICF) Foundation, plus insulated slab
- Ductless mini split heat pump for economical heating and cooling
- HRV (Heat Recovery Ventilation) provides replacement and circulation of fresh air throughout the home
- Roof is “solar panel ready”

Features

- Enhanced sound proofing between the in-law suite and the main residence, including insulated walls, resilient bar, and 5/8" drywall
- 200-amp panel with rough-in for hot tub and 50-amp EV charger wiring in place
- HardiePlank siding, red cedar accents, and lifetime standing seam metal roof
- High-end stainless steel Bosch appliances (500 & 800 series), plus LG washer & dryer
- LED lighting with Wi-Fi-enabled smart switches, ready for smartphone control
- Engineered hardwood (hickory) flooring on the upper level, Luxuria vinyl plank flooring on lower level
- Heated tile floors in ensuite bathroom
- Yellow cedar vaulted ceilings
- Quartz counters
- Deck will feature glass panels and vinyl deck covering

Plus

- 0.25 acre property allows adequate room for a future detached garage or shop
- Piped water, & new septic system included

Quality Built Habitats Inc.