



# Introducing SKYE signature plan

This 1,884 sq ft two-storey is smart, stylish and family oriented. Our most versatile floor plan, Skye likes to show off. The main floor features a large chef's kitchen with an oversized island and a gorgeous living room with either 12' or 17' high ceilings and soaring windows. Upstairs offers a luxurious master suite and two large children's bedrooms that can be linked by a jack and jill bath, and laundry. The vaulted space can be developed to add a family room or fourth bedroom.

To learn how Skye can be modified to fit your life please contact us.

# OUR SIGNATURE PLANS

*Maison Design+Build has created a series of signature floor plans designed to inspire you.*

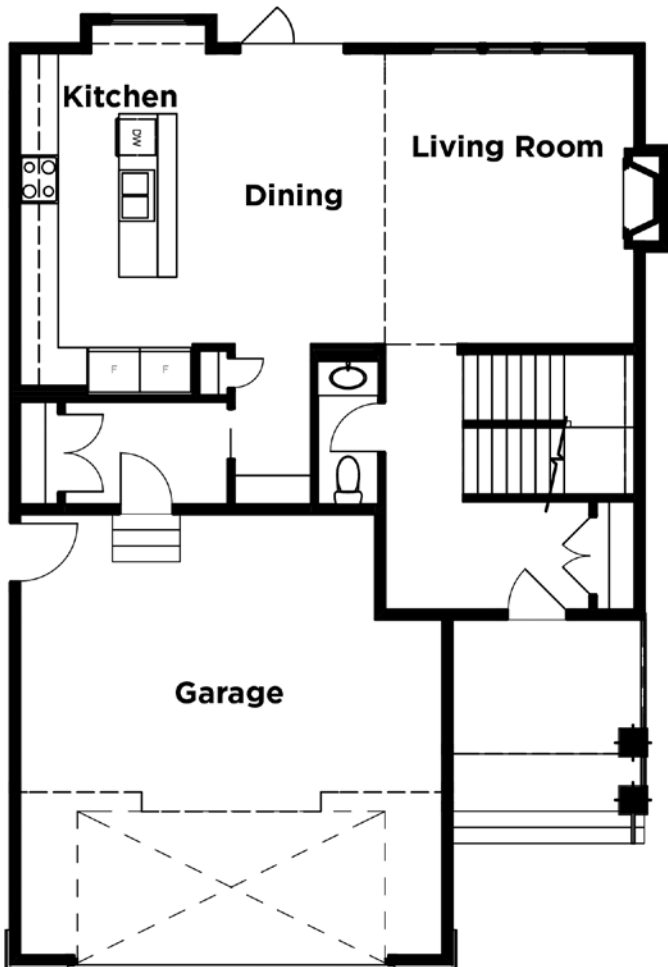
Each of our plans feature the best of curb appeal, functionality and natural light. Our homes have been carefully planned with distinct entry, living and sleeping spaces, large kitchens and dining areas, beautiful sight lines, luxurious bathrooms, and utility zones that offer storage solutions for life's clutter.

We believe that every home should tell the story of the family that lives there. Our build starts with getting to know you and understanding your style. Choose one of our thoughtfully designed signature plans and personalize it by selecting your preferred layout and exterior. We'll incorporate best practices in energy efficiency and construction techniques, and help you select your interior features and finishes from a carefully edited menu to create a home that feels timeless and fresh.

## FLOOR PLANS

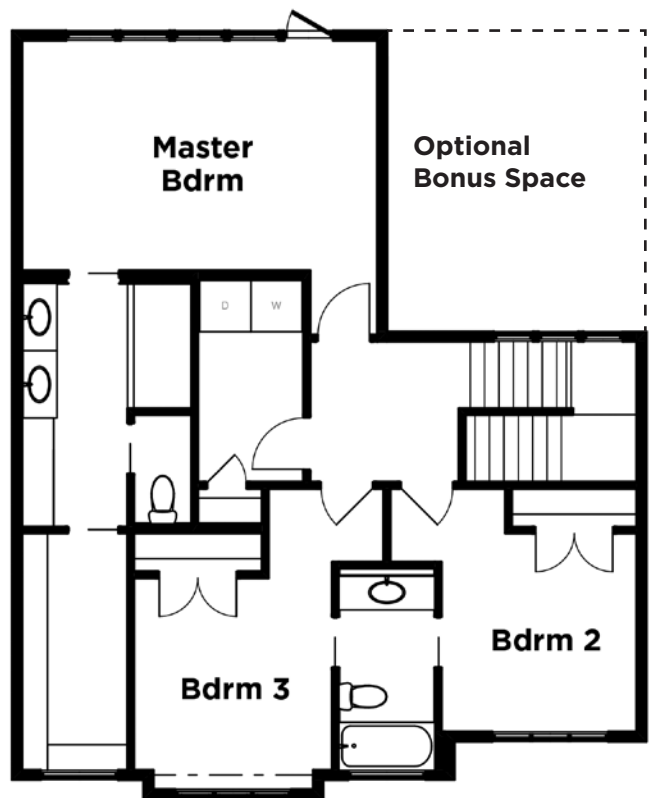
MAIN FLOOR PLAN: 893 SQ FT

OPTIONAL WINDOW BENCH: +10 SQ FT



SECOND FLOOR PLAN: 991 SQ FT

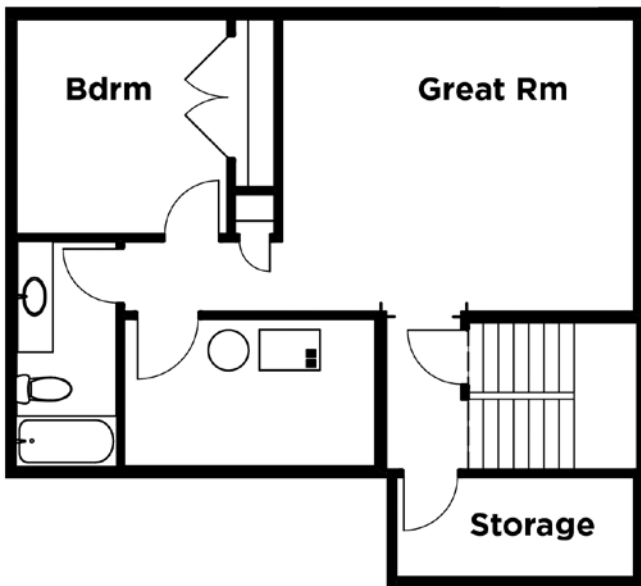
OPTIONAL BONUS SPACE: +218 SQ FT





BASEMENT PLAN: OPTIONAL

EXTERIOR ELEVATION



SKYE is our most versatile floor plan. It offers multiple layouts for both the main floor and the second floor as well as customizations in mudroom, kitchen, bath and stair design as well as an additional 218 square feet of optional bonus space. Talk to us to learn more about how to tailor SKYE to your needs.

# KEY FEATURES:

## Architectural Style & Exterior Finishing

- Prairie style exterior
- 8' premiere fibreglass front entry and garden doors
- PVC windows (triple pane, dual low e, argon filled)
- vinyl siding and decorative paneling
- 30 year Cambridge Architectural shingles with ice and water protectant in valleys and full underlayment throughout roof
- cedar deck with aluminum railing on front and back (MENU)\*
- double car garage, garage door opener
- front driveway (MENU)\*
- landscaping (MENU)\*

## Construction Techniques & Infrastructure

- 18" open web wood joists to produce a no squeak high performance floor and no build downs for mechanical and ducting
- 9' ceiling in basement and main floor
- 9' ceiling second floor (MENU)\*
- 30% lower operating costs than average home built in Saskatoon, Energy Star Certified (\$6,500 value)
- R24 insulation in walls
- R60 insulation in attic
- Spray foam to garage ceiling and rim joists
- Triple pane, dual low e, argon filled windows
- High Performance mechanical system (high efficiency furnace, air conditioner, hot water heater and heat recovery ventilator)
- AV & Home Automation (MENU)\*

## Chef's Kitchen

- white lacquer cabinetry with custom crown and range hood by Redl World Class Kitchens (MENU)\*
- quartz countertop
- designer backsplash
- undermount stainless sink and designer faucet
- designer appliance package (fridge, freezer, gas range, dishwasher, built in hood fan, microwave) (MENU)\*
- custom window bench (MENU)\*

## Luxurious Baths

- powder: custom floating vanity with crown moulding ceiling detail (MENU)\*
- ensuite: tile clad walls and luxury two person shower (MENU)\*
- ensuite: custom cabinetry featuring armoire and makeup vanity (MENU)\*
- ensuite: quartz countertop with double sinks and designer faucets (MENU)\*
- jack & jill bath: designer tub with full tile surround
- jack & jill bath: quartz countertop, undermount sink and designer faucet (MENU)\*

## Interior Finishing & Fixtures

- natural gas fireplace with custom mantle feature
- great room tray ceiling with crown moulding feature (MENU)\*
- custom panelled stairway (MENU)\*
- custom wainscotted mudroom (MENU)\*
- custom master closet with shelving, bench and crown (MENU)\*
- designer lighting package and LED potlights
- finishing package features 3 1/2" casing, 6" base, two panel doors
- Schlage door levers and front door handleset
- closet doors swing, not bifold
- designer flooring package featuring hardwood, porcelain tile and upgraded carpet
- custom build ins in kitchen, laundry room, mudroom and ensuite closet (MENU)\*
- custom door header detail (MENU)\*

\* MENU items complement our M by MAISON Specification and are options included in our SKYE show home. They can be selected and added on to our base price.



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