









2 Larchwoods Drive

The Robson

The Robson offers a bright, easygoing layout that makes the most of every square foot. Its open concept design feels spacious and welcoming, with a walk in pantry and generous utility room adding everyday practicality. The primary bedroom features a walk in closet and private ensuite, creating a comfortable retreat, while a covered porch and patio door invite you to enjoy indoor and outdoor living in equal measure.

1,271 SQ.FT. | 2 Bedrooms | 2 Bathrooms

Visit Larchwoods.ca to learn more about the neighbourhood and our other home plans.

hello@larchwoods.ca 403-507-5772

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OLDS, ALBERTA

The developer reserves the right to modify or change sizes, prices, plans, layouts, completion dates and specifications without notice. Buyers to confirm specifications and features with the Developer.

Standard Home Features

Every home in Larchwoods is built for comfort, functionality, and everyday living.

Kitchen & Bath Features

- Two-tone PVC cabinetry with contrasting upper and lower colours
- Soft-close drawers with black hardware throughout
- Full tile backsplash with white grout and silver Schluter edging
- Laminate countertops in kitchen, bathrooms, and utility areas
- Stainless steel appliance package including fridge, OTR microwave, range, and dishwasher
- 36" shower with raised vanity and square Bowmore sinks (subject to plan specifications)

Exterior Features

- Maintenance-free vinyl siding with PVC board-and-batten accents
- 4'×5' Front entry stairs and 10'×12' treated deck with aluminum railing
- Insulated, colour-coordinated skirting supplied and installed
- Front entry door with full-glass insert and upgraded hardware
- Factory-sealed Low-E argon windows with screens
- Frost-free exterior tap and eave-mounted switch receptacle for holiday lighting
- Black LED exterior pot light and coach-style entry lighting
- Colour-matched eavestroughing

Warranty & Customer Care

- Alberta New Home Warranty registered
- 1-year labor and materials coverage
- 2-year delivery and distribution systems coverage
- 5-year building envelope coverage
- 10-year structural integrity coverage
- Triple M extended 20-year structural warranty
- Post-delivery inspection and homeowner orientation
- Dedicated customer care and warranty service.

Interior Features

- Choice of professionally designed interior colour schemes
- Flat MDF trim package with 5" baseboards and 3.5" window and door casings
- Interior doors with black lever hardware and hinges
- Vinyl wall panels with PVC crown molding at ceilings
- Continuous foam-backed linoleum flooring throughout
- Decora-style light switches, receptacles, and dimmers
- Communication box with wired TV and CAT6 outlets

Home Site Features

- Spacious, landscaped yards designed for comfortable outdoor living
- Concrete two-car driveway for durable, all-season access
- Underground services with full utility hookups
- Rear yard fencing for privacy and defined outdoor space
- Optional detached garage for added storage and parking
- Engineered steel pile foundation for long-term stability

Construction Standards

- Built to CSA Z277 residential standards
- 2×6 exterior walls, 2×4 interior walls, and 2×10 floor joists at 16" o.c.
- 8' walls with drywall ceilings and fully taped joints
- Vinyl-wrapped exterior sheathing with full house wrap
- High-heel trusses for enhanced insulation performance
- Digital programmable thermostat and 100-amp service panel
- Energy-efficient forced-air gas furnace with coil cavity for future A/C

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Upgraded Features

Along with the standard features, this home includes select premium upgrades.

Kitchen Upgrades

- Melville kitchen island with extended top
- Pot and Pan Drawer
- Drawer Bank
- Black anthracite kitchen sink
- Premium black goose neck kitchen faucet

Bathroom Upgrades

- 60" shower stall in the master ensuite
- Black bathroom hardware package in all bathrooms

Main Living Upgrades

- Rear vent gas fireplace with fan and floating mantle in the colour "Espresso"
- Large bay window in the living room
- Patio doors providing deck access off the dining room
- Black vanity lights throughout
- **Garage Ready** — this lot has a pad poured and ready to add a garage if you choose.





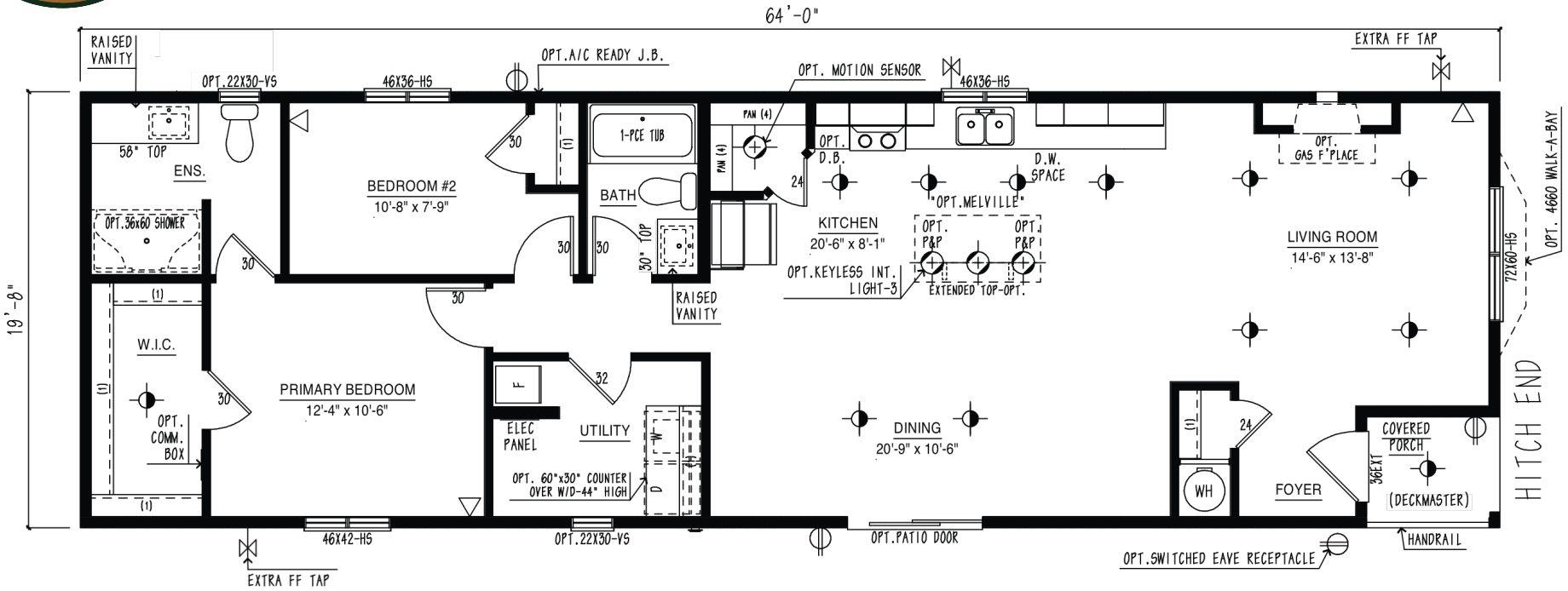


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The Robson Floorplan



20' x 64'

1,271 SQ.FT.

2 Bedrooms

2 Bathrooms

Highlights & Key Features

Spacious primary bedroom with a walk-in closet and private ensuite

Open-concept kitchen and dining area featuring a large extended island, a generous walk-in pantry, and a patio door providing easy access to the deck

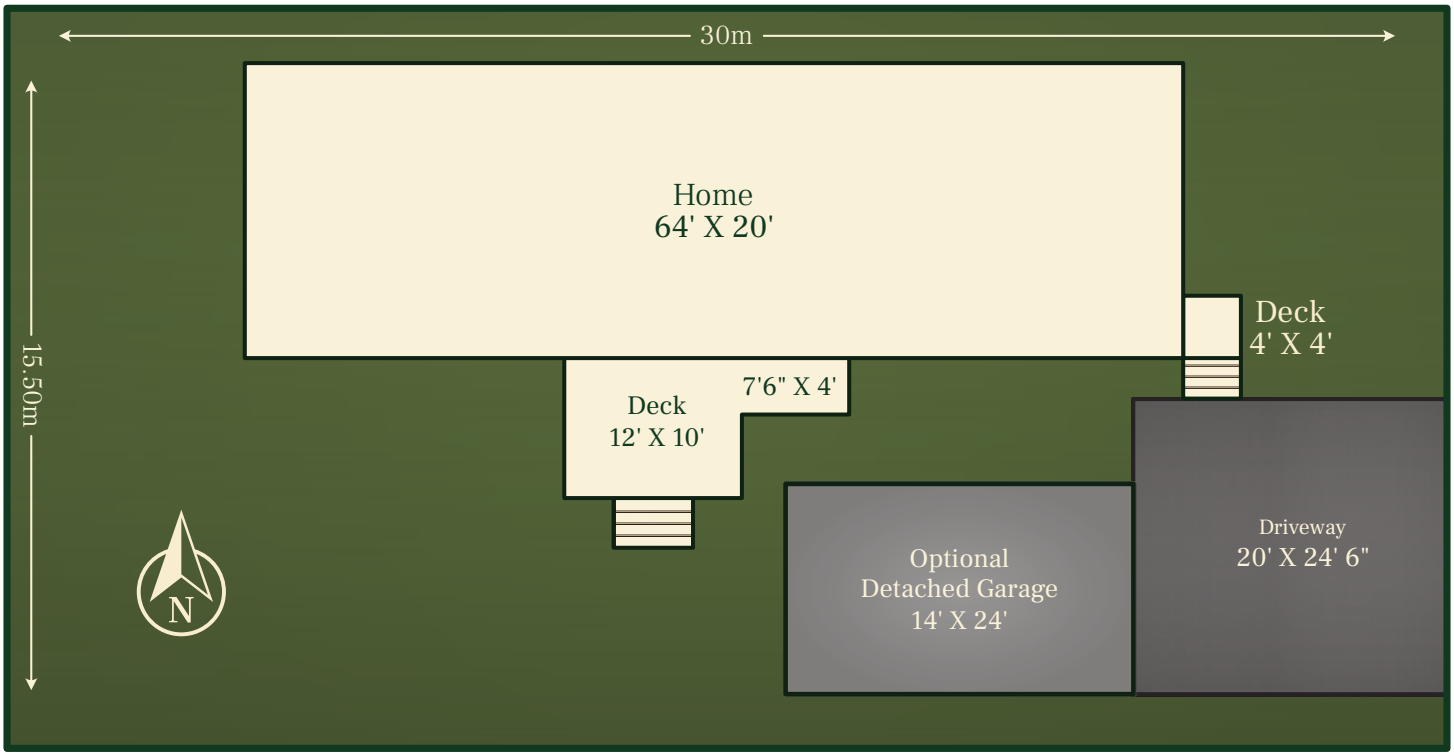
Welcoming covered front porch leading into a practical, well-designed foyer

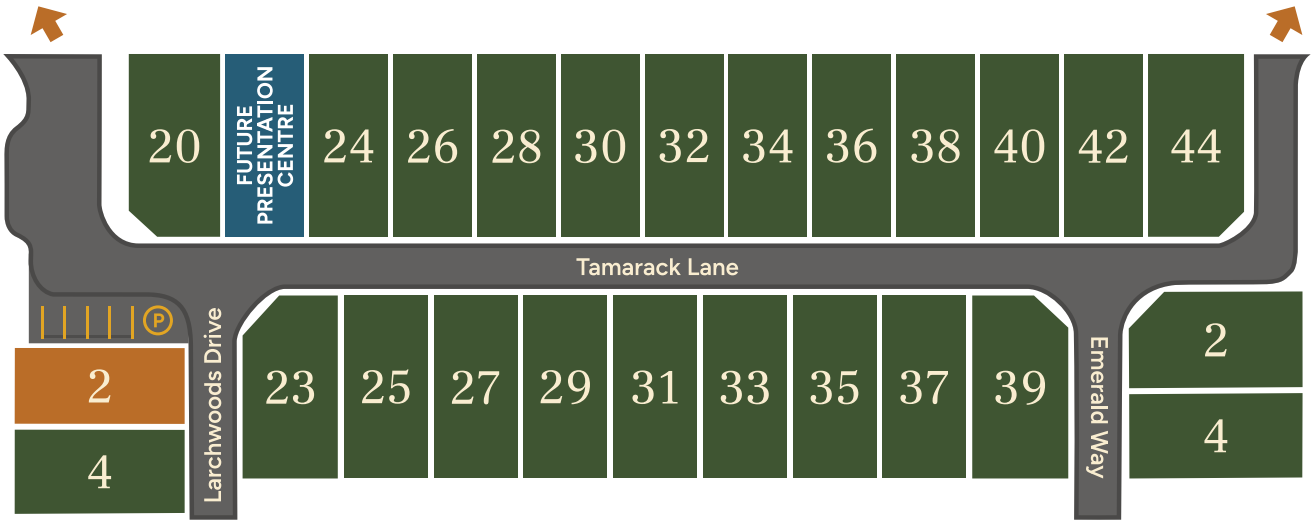
Bright and spacious living room with a gas fireplace and large bay window that fills the space with natural light

Check floor plans for details. The developers reserve the right to make modifications and changes to the information herein. Renderings, photos and sketches are representational and not accurate. Square footage is from architectural drawings. Dimensions, sizes, specifications, layouts and materials are approximate and subject to change without notice. E. & O.E.

Lot Layout

#2 Larchwoods Drive is a spacious landscaped lot with a private yard and a pad prepared for a detached garage.





Lot layouts, site plans, and neighbourhood renderings are conceptual representations only. Actual lot sizes, layouts, road placement, landscaping, and surrounding development may vary.

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Landscaping has been digitally added for illustrative purposes.

Exterior Colours

PREMIUM VINYL
Storm

BOARD & BATTEN
Rockslide

SHINGLES
Onyx Black

ACCENTS
Radisson

Interior Colours

CABINET COLOUR #1
Sphera Woodsmoke

FLOORING
Lace

HARDWARE
Black

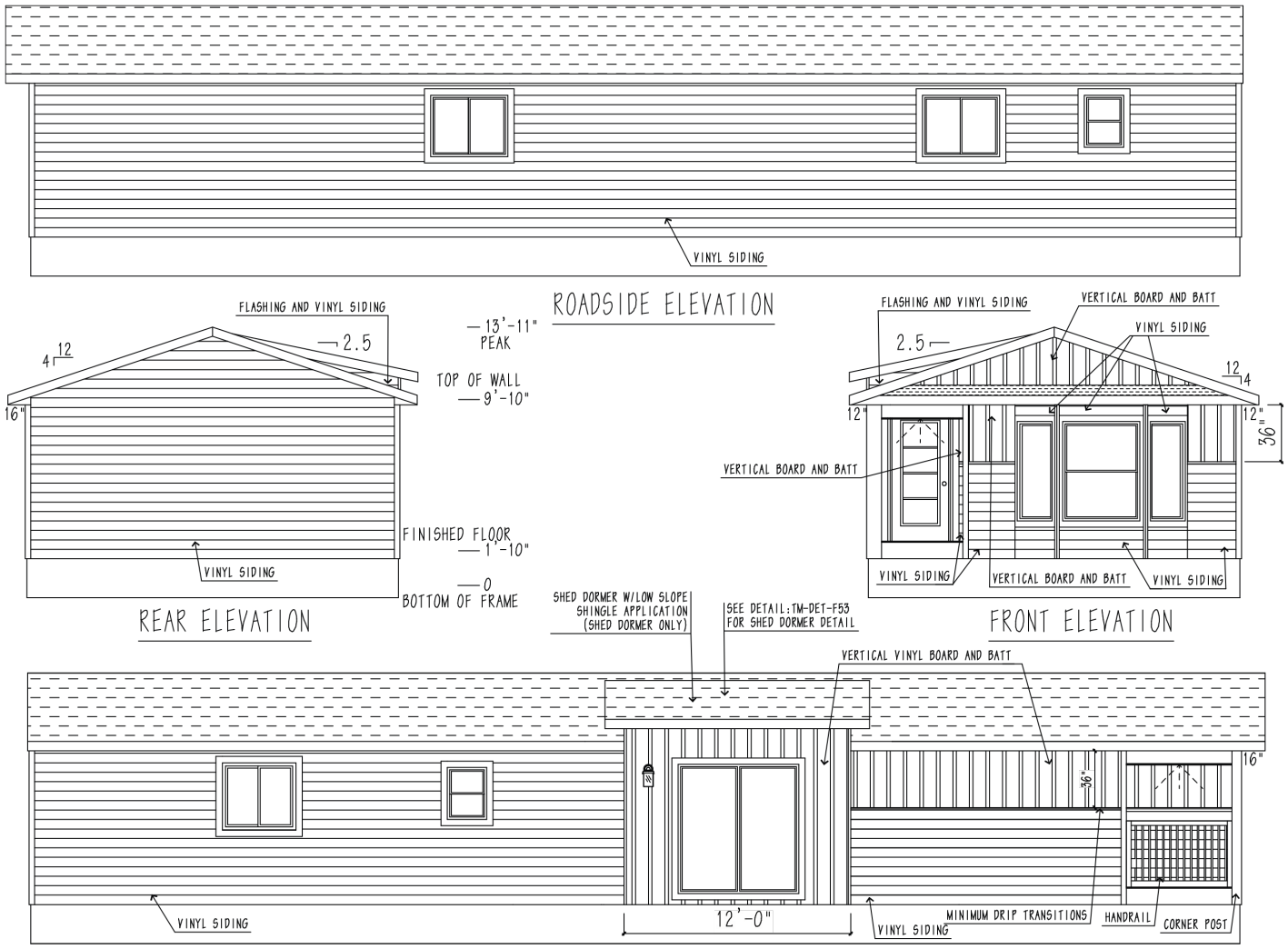
CABINET COLOUR #2
White Ash

ARTISAN TILE
Grey Stone

COUNTERTOPS
Sterling Calcutta

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Ready to come home to 2 Larchwoods Drive?

Amanda is here to help you find the perfect fit for your next chapter. Reach out today to explore the next steps toward comfortable, affordable living at Larchwoods.



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