
 3 Bedrooms

 2½ Bathrooms

 Double Garage

THE ENCORE ZLL

2309 SQ.FT.

☐ Elements Specification

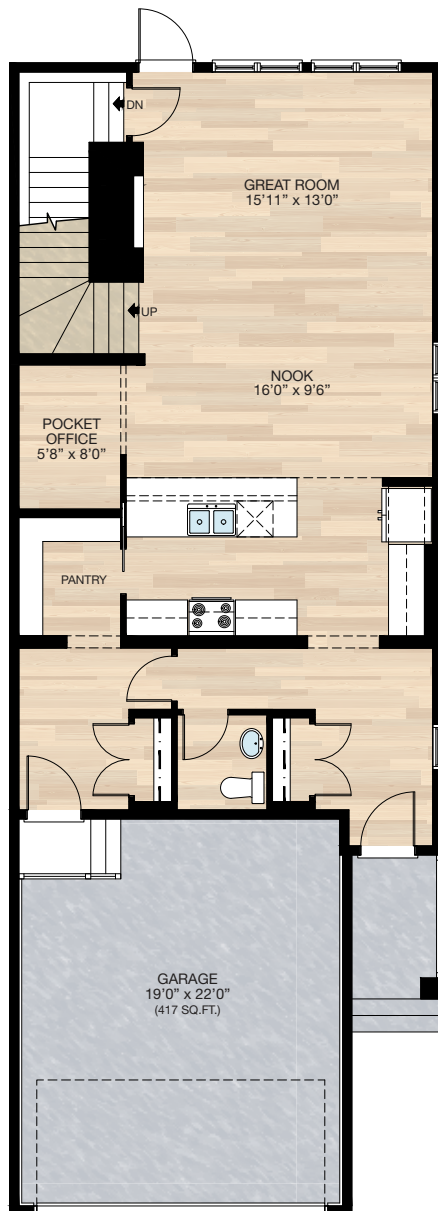
☐ Elite Specification



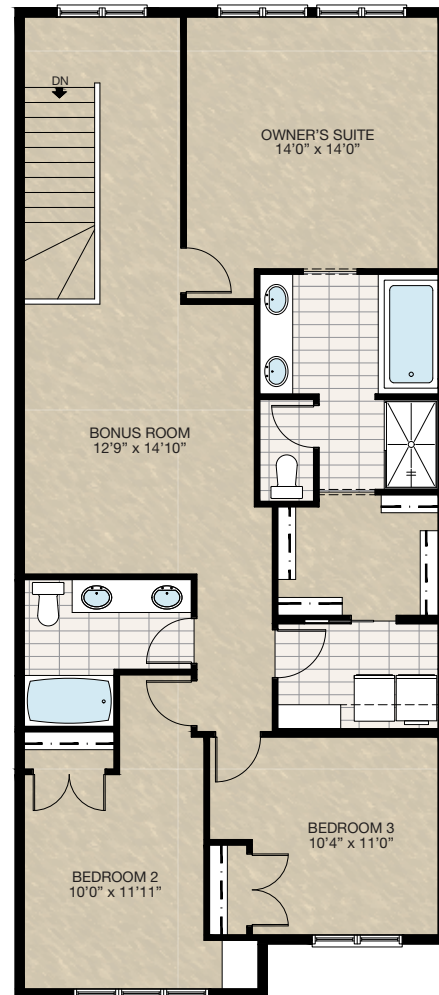
Trico Homes™
The Heart of Homebuilding®

STANDARD PLAN

THE
ENCORE ZLL
2309 SQ.FT.



MAIN
1019 SQ.FT.



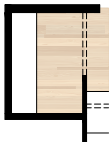
UPPER
1290 SQ.FT.

HARDWOOD	DECK	CARPET	CONCRETE	TILE	LAMINATE	LINO
----------	------	--------	----------	------	----------	------

FEATURED OPTIONS



SELECT-1 POCKET OFFICE MDF BUILT-IN DESK OPTION

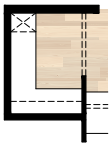


PLAN VIEW

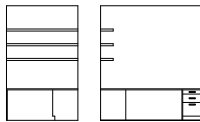


ELEVATION VIEW

SELECT-2 POCKET OFFICE BUILT-IN DESK OPTION



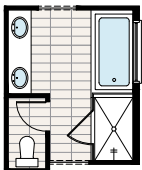
PLAN VIEW



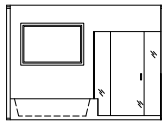
ELEVATION VIEW

SELECT-3 ENSUITE OPTION

- *CANNOT be combined with **SELECT-13 or 14** option
- Delete standard 36" x 60" fiberglass shower
 - Add 40" x 60" tiled shower with 10mm glass
 - Extend tub tiled ledge by 3.5" next to shower
 - Relocate towel bar to opposite side of tub



SHOWER & TUB
PLAN VIEW

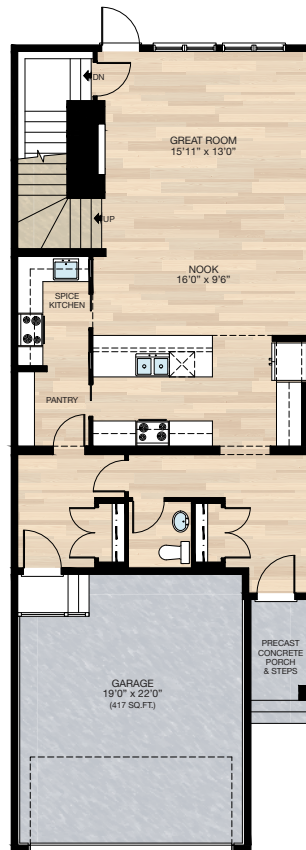


SHOWER & TUB
ELEVATION VIEW

SELECT-4 SPICE KITCHEN OPTION

*CANNOT be combined with other main floor options

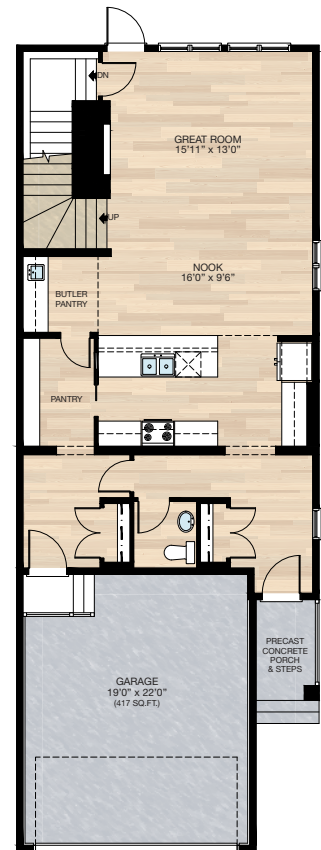
- Delete pocket office
- Add 2'8" pocket door to spice kitchen
- Reduced pantry shelving



SELECT-5 BUTLER PANTRY OPTION

*CANNOT be combined with other main floor options

- Delete pocket office
- Reduced pantry shelving
- Add 2'4" door to pantry
- Add 6'0" upper & lower cabinetry with bar sink



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LAMINATE

LINO

tricohomes.com

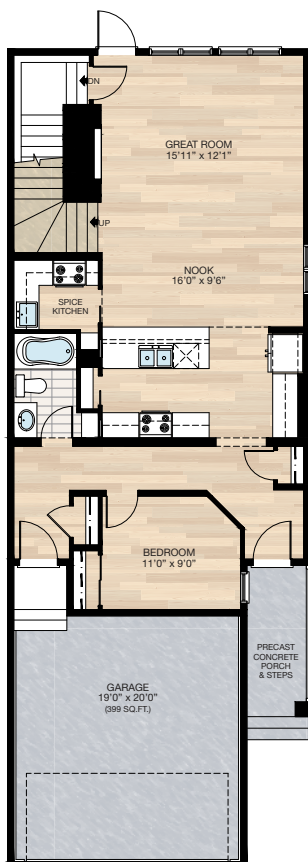
FEATURED ENCORE ZLL OPTIONS



SELECT-9

MAIN FLOOR BEDROOM WITH FULL BATH & SPICE KITCHEN OPTION

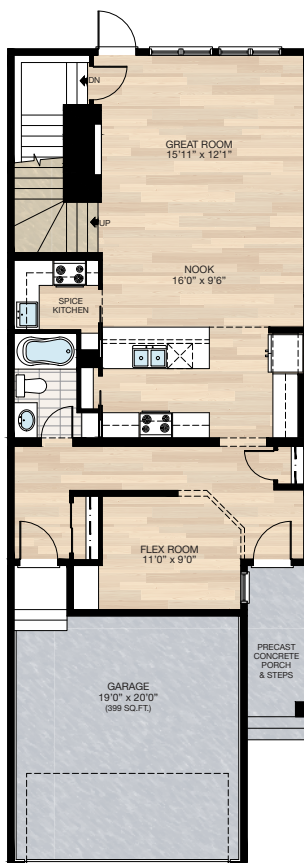
- *CANNOT be combined with other main floor options
- Additional 22 sq.ft. to main floor
- Extend main floor space into the garage
- Recessed front entrance 4'0" to allow for window to main floor bedroom
- Recessed mudroom entrance 1'0"
- 1'0" Extension to garage length
- Delete 5'0" x 8'0" concrete porch & steps
- Add 5'0" x 12'0" concrete landing with bolt on risers
- Kitchen island reduced 12"
- 12" Upper & lower cabinetry reduced next to main kitchen stove
- Delete 30" x 72" P window at foyer



SELECT-10

MAIN FLOOR FLEX ROOM WITH FULL BATH & SPICE KITCHEN OPTION

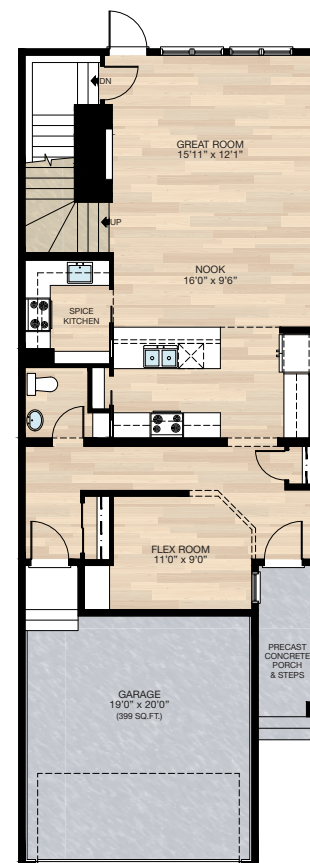
- *CANNOT be combined with other main floor options
- Additional 22 sq.ft. to main floor
- Extend main floor space into the garage
- Recessed front entrance 4'0" to allow for window to main floor bedroom
- Recessed mudroom entrance 1'0"
- 1'0" extension to garage length
- Delete 5'0" x 8'0" concrete porch & steps
- Add 5'0" x 12'0" concrete landing with bolt on risers
- Kitchen island reduced 12"
- 12" Upper & lower cabinetry reduced next to main kitchen stove
- Add three 24" MDF shelves to flex room
- Delete 30" x 72" P window at foyer



SELECT-11

MAIN FLOOR FLEX ROOM WITH SPICE KITCHEN OPTION

- *CANNOT be combined with other main floor options
- Additional 22 sq.ft. to main floor
- Extend main floor space into the garage
- Recessed front entrance 4'0" to allow for window to main floor bedroom)
- Recessed mudroom entrance 1'0"
- 1'0" Extension to garage length
- Delete 5'0" x 8'0" concrete porch & steps
- Add 5'0" x 12'0" concrete landing with bolt on risers
- Kitchen island reduced 12"
- 12" Upper & lower cabinetry reduced next to main kitchen stove
- Add three 24" MDF shelves to flex room
- Delete 30" x 72" P window at foyer



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LAMINATE

LINO

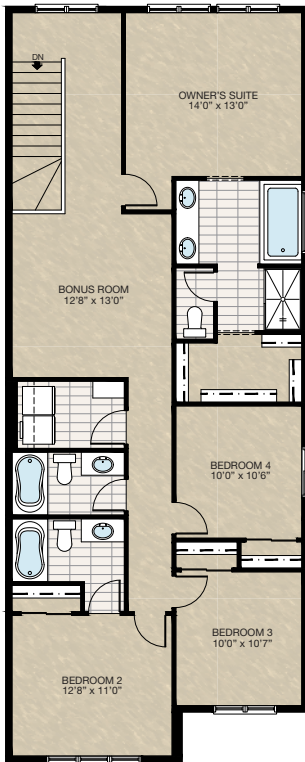
tricohomes.com

FEATURED ENCORE ZLL OPTIONS

THE
ENCORE ZLL
2309 SQ.FT.

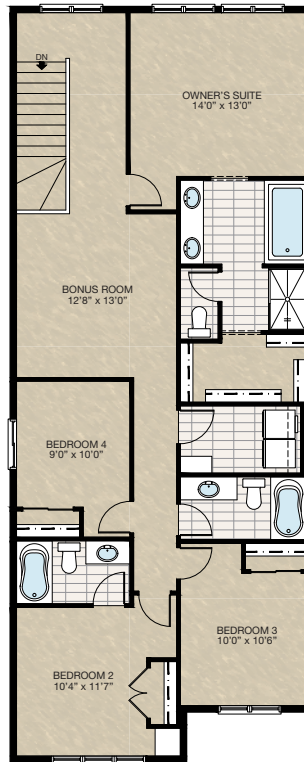
SELECT-12 UPPER FLOOR 4 BEDROOMS WITH 2 ENSUITES OPTION (*FOR LONG SIZE ZERO)

- Extend upper floor to front
- Additional 110 sq.ft. to upper floor
- Add 48" x 40" HSL window to bedroom 4
- Add 3 piece bath to bedroom 2
- Delete 2nd vanity at main bath
- Reduced owner's suite bedroom 1'0"
- Reduced owner's suite W.I.C.
- Relocate laundry room
- Reduced bonus room
- Extend front porch 4'0" to support upper floor extension. if combined with **SELECT-9,10 &11** main floor option, extend 3'0" to porch to all community



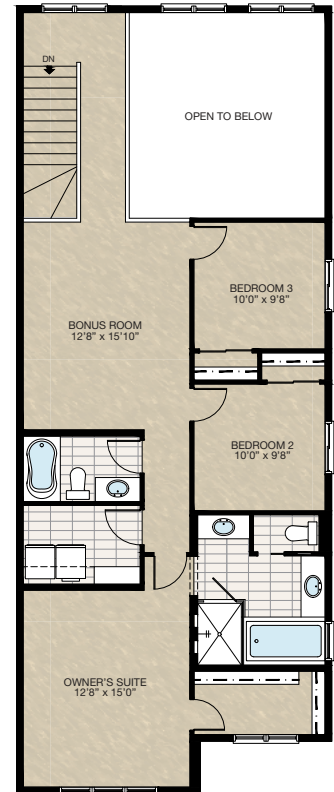
SELECT-12 UPPER FLOOR 4 BEDROOMS WITH 2 ENSUITES OPTION (*FOR SHORT SIZE ZERO)

- Extend upper floor to front
- Additional 110 sq.ft. to upper floor
- Add 48" x 40" HSL window to bedroom 4
- Add 3 piece bath to bedroom 2
- Delete 2nd vanity at main bath
- Reduced owner's suite bedroom 1'0"
- Reduced owner's suite W.I.C.
- Relocate laundry room
- Reduced bonus room
- Extend front porch 4'0" to support upper floor extension. if combined with **SELECT-9,10 &11** main floor option, extend 3'0" to porch to all community



SELECT-13 OPEN TO BELOW OPTION

- Extend upper floor to front
- Total upper floor area 1166 sq.ft.
- Add 48" x 40" HSL window to Bedroom 2 & 3
- Delete second vanity at main bath
- Relocate laundry room
- Relocate Owner's Suite to the front
- Delete 36" x 60" acrylic shower base with tiled walls & 5mm glass at ensuite
- Add 42" x 60" tiled shower with 10mm glass & tiled niches to ensuite
- Delete 60" x 40" P frosted window at ensuite & add 36" x 40" P frosted window
- Extend front porch 4'0" to support upper floor extension. if combined with **SELECT-9,10 &11** main floor option, extend 3'0" to porch to all community



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LAMINATE

LINO

tricohomes.com

FEATURED ENCORE ZLL OPTIONS

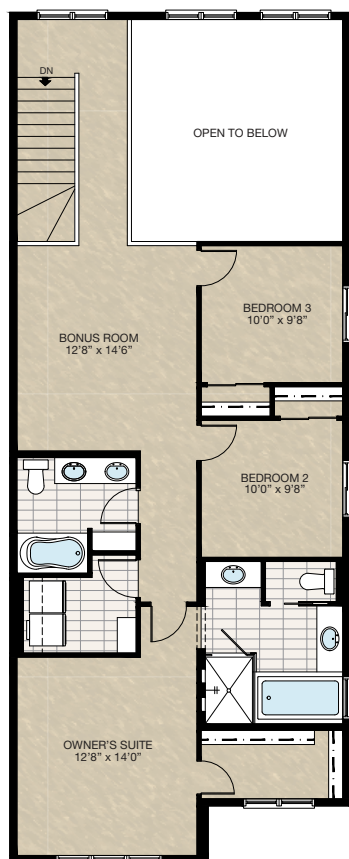


SELECT-14

OPEN TO BELOW WITH DUAL VANITY MAIN BATH OPTION

- Extend upper floor to front
- Total upper floor area 1166 sq.ft.
- Add 48" x 40" HSL window to Bedroom 2 & 3
- Additional four 16" wire shelving to main bath
- Reduced 6" to bonus room
- Relocate laundry room
- Relocate Owner's Suite to the front
- Delete 36" x 60" acrylic shower base with tiled walls & 5mm glass at ensuite
- Add 42" x 60" tiled shower with 10mm glass to ensuite
- Delete 60" x 40" P frosted window at ensuite & add 36 x 40 P frosted window
- Extend front porch 4'0" to support upper floor extension

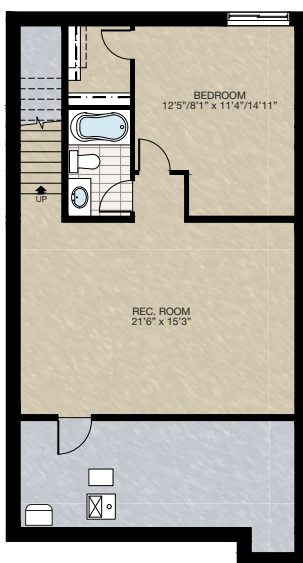
* If combined with **SELECT-9,10 & 11** main floor option, extend 3'0" to porch to all communities



SELECT-15

BASEMENT DEVELOPMENT OPTION 1

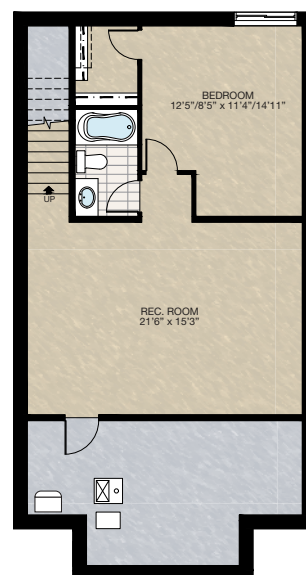
- 666 Sq.Ft. developed area
- Add one riser to finished stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Upgrade basement window from 24" high to 36" high



SELECT-16

BASEMENT DEVELOPMENT OPTION 2 (FOR SELECT-9, 10 & 11 MAIN FLOOR OPTION)

- *MUST be combined with **SELECT-9 or 10 or 11** main floor option
- 666 Sq.Ft. developed area
- Add one riser to finished stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Upgrade basement window from 24" high to 36" high



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LAMINATE

LINO

tricohomes.com

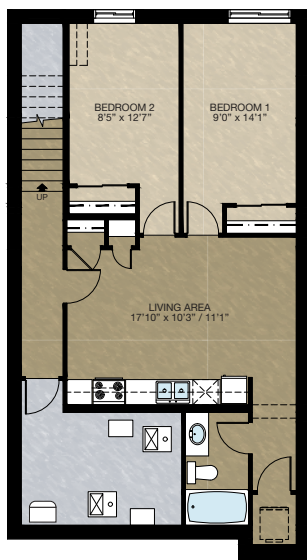
FEATURED ENCORE ZLL OPTIONS

THE
ENCORE ZLL
2309 SQ.FT.

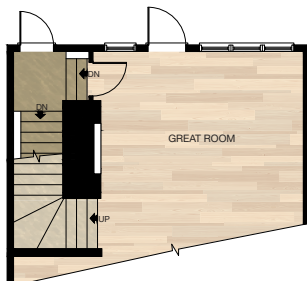
SECONDARY SUITE OPTION 1

*NOTE: This option needs to have concrete patio in lieu of wood deck

- 743 Sq.Ft. basement development (midtown community 755 sq.ft. developed area)
- Included finished basement stairwell
- Add 2'8" rear entrance door & exterior light at stairwell
- Upgraded stairwell switches to 4-way
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Add 40" x 40" DHSL window to rear
- Includes washer & dryer rough-in only
- Relocate main floor main suite rear entrance to accommodate secondary suite window
- Delete both two 30" x 72" VSL & P/P windows at great room
- Add three 30" x 72" VSL & P/P & P/P window to great room
- Add 30" x 72" P/P to great room



MAIN FLOOR CHANGES FOR
SECONDARY SUITE OPTION 1 & 2

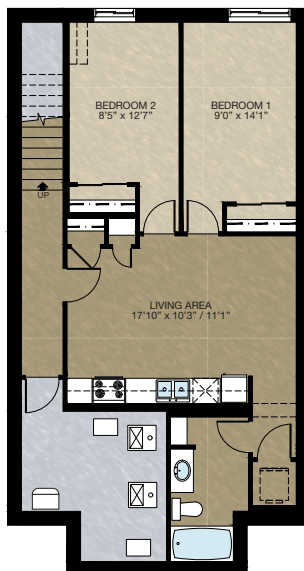


SECONDARY SUITE OPTION 2 (FOR SELECT-9, 10 & 11 MAIN FLOOR OPTION)

*NOTE: This option needs to have concrete patio in lieu of wood deck

MUST be combined with **SELECT-9 or 10 or 11 main floor option

- 758 Sq.Ft. basement development
- Included finished basement stairwell
- Add 2'8" rear entrance door & exterior light at stairwell
- Upgraded stairwell switches to 4-way
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Add 40" x 40" DHSL window to rear
- Includes washer & dryer rough-in only
- Relocate main floor main suite rear entrance to accommodate secondary suite window
- Delete both two 30" x 72" VSL & P/P windows at great room
- Add three 30" x 72" VSL & P/P & P/P window to great room
- Add 30" x 72" P/P to great room



SELECT-17 6'0" WIDE FRONT ENTRY & PORCH OPTION (FOR LEGACY COMMUNITY ONLY)

- Additional 12 sq.ft. to main floor
- Extend front entry 1'0" x 12'0" & foundation below
- Extend front porch width by 1'0" (This is designed for lot width 31'0" or wider in legacy community)



FEATURED ENCORE ZLL OPTIONS

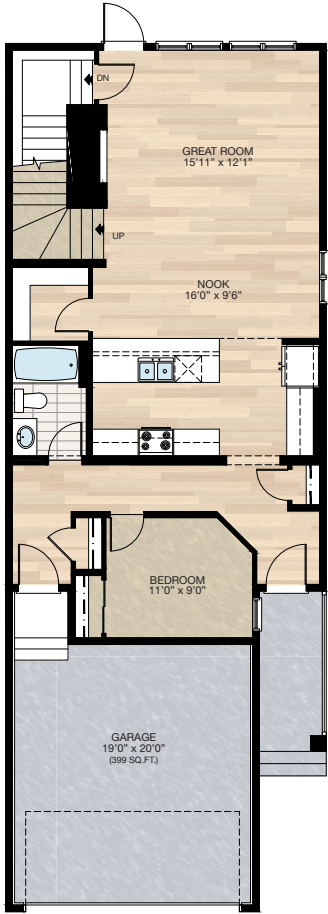


SELECT-18 MAIN FLOOR BEDROOM WITH FULL BATH OPTION

*CANNOT be combined with other main floor options

- Additional 22 sq.ft. to main floor (*except Midtown community additional 10 sq.ft.)
- Recessed front entrance 4'0" to allow for window to main floor bedroom
- Recessed mudroom entrance 1'0"
- 1'0" Extension to garage length
- Delete 5'0" x 8'0" concrete porch & steps
- Add 5'0" x 12'0" concrete landing with bolt on risers (max. 5 risers)
- Delete 30" x 72" P window at foyer

* See foundation plan



HARDWOOD	DECK	CARPET	CONCRETE	TILE	LAMINATE	LINO
----------	------	--------	----------	------	----------	------

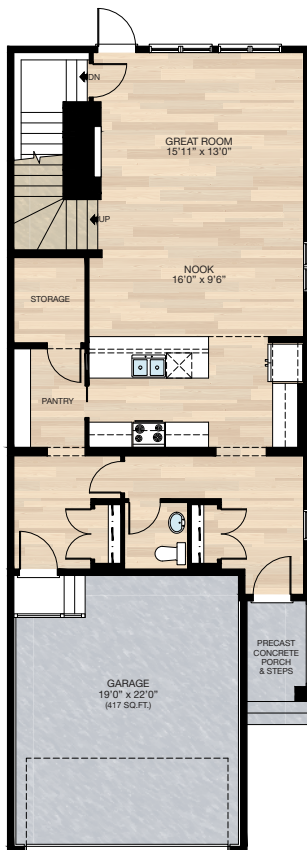
FEATURED OPTIONS

THE
ENCORE ZLL
2309 SQ.FT.

SELECT-6 STORAGE ROOM OPTION

*CANNOT be combined with other main floor options

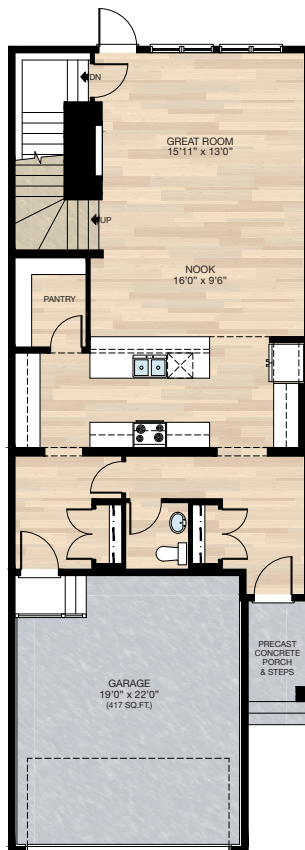
- Delete pocket office
- Reduced pantry shelving
- Add 2'8" door to storage room



SELECT-7 EXTENDED KITCHEN OPTION

*CANNOT be combined with other main floor options

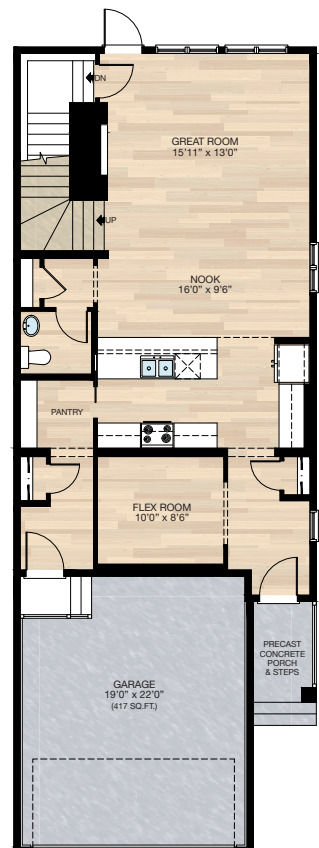
- Delete pocket office
- Reduced pantry shelving
- Changed 2'6" pocket door to swing door
- Additional 7'6" upper & lower cabinetry



SELECT-8 MAIN FLOOR FLEX ROOM OPTION

*CANNOT be combined with other main floor options

- Delete pocket office
- Reduced pantry shelving
- Relocate half bath
- Add linen closet
- Reduced mudroom & front entrance closet



Trico Homes is a local home builder, with new single and multi-family homes for sale in Calgary, Okotoks, Chestermere, Cochrane, Airdrie and DeWinton. Offering a great selection of starter, move-up, semi-estate and ultra-estate models in numerous communities, you'll find the house that's just right for you! Look for this model and many others in Ambleton, Arbour Lake, Belmont, Carrington, Chelsea, Cornerbrook, D'Arcy, Dawson's Landing, Glacier Ridge, Hamilton Heights, Homestead, Legacy, Midtown, Pine Creek, Precedence, Rivercrest, Seton, Sirocco, Verona West Townhomes, West83 Townhomes and Wolf Willow.



Renderings are artist's conceptions only and may vary by community and lot selection. Prices, floorplans, specifications and dimensions are approximate and are subject to change without notice. E.&O.E. © All rights reserved, including the right if reproduction in the whole or in part without the permission of Trico Homes.

Plan updated as of March 20, 2023.



tricohomes.com