



← 29' →

Min. Lot Width

 3 Bedroom

 2½ Bathrooms

 Double Garage

THE MONROE ZLL

2256 SQ.FT.

☐ Elements Specification

☐ Elite Specification

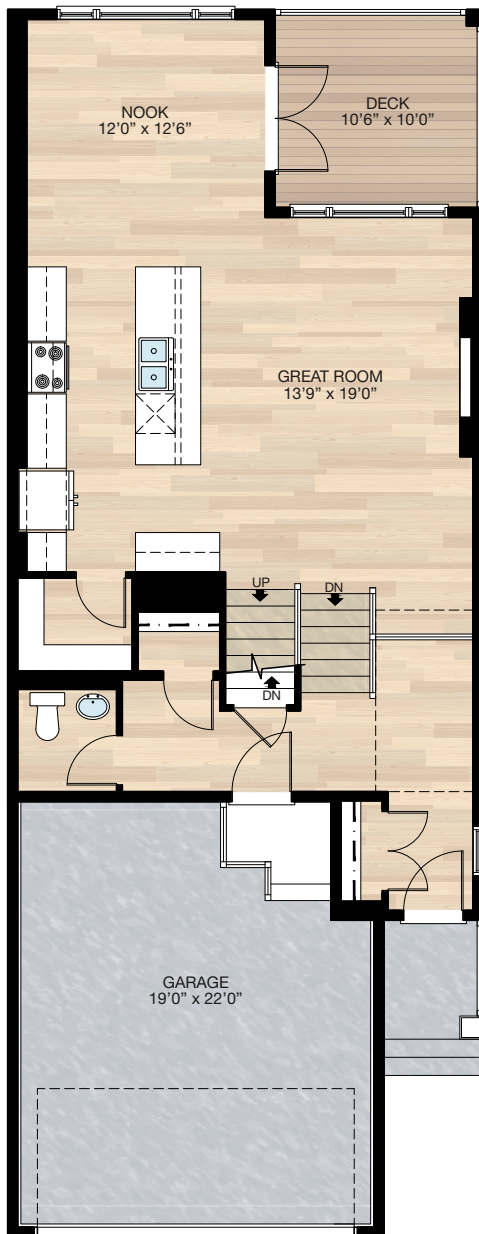


Trico Homes™

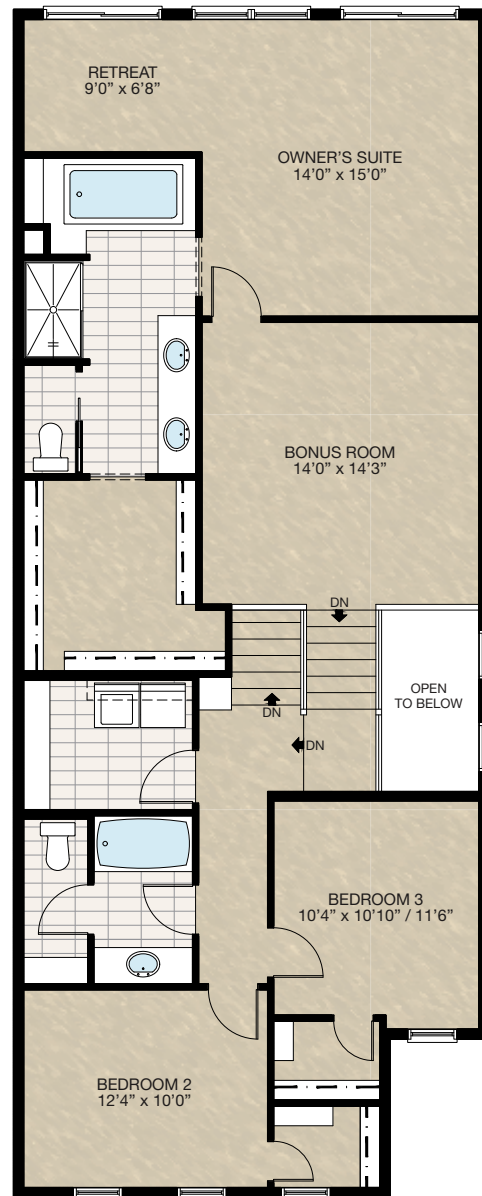
The Heart of Homebuilding®

STANDARD PLAN

THE
MONROE ZLL
2256 SQ.FT.



MAIN
901 SQ.FT.



UPPER
1355 SQ.FT.

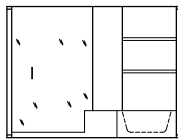
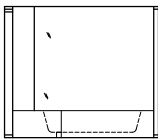
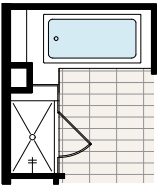


FEATURED OPTIONS



SELECT-2 GLASS & TILE SHOWER OPTION

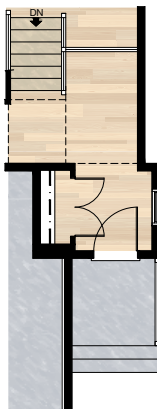
- Delete fibreglass shower
- Add 10mm glass & tile shower C/W seat



SELECT-5 6' WIDE FRONT ENTRY & PORCH OPTION

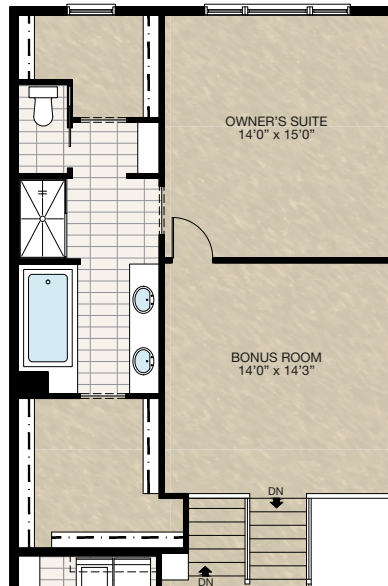
- Additional 7 Sq.Ft. to main floor
- Extend front entry 1'0" x 6'6" & foundation below
- Extend front porch width by 1'0"

*ONLY for communities with lots 34' or wider



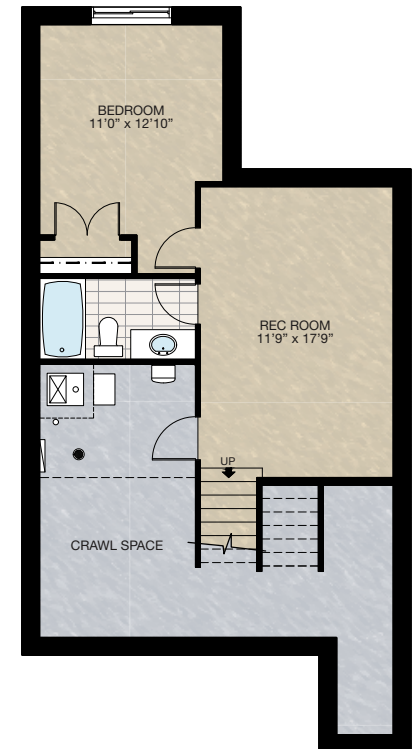
SELECT-3 DUAL OWNER'S SUITE CLOSET OPTION

- Redesign retreat, ensuite & closet
- Delete 3 - 72" x 60" windows in the owner's suite
- Add 30"/48"/30" x 60" VSL/P/VSL to owner's suite
- Add 36" x 40" to walk-in closet



SELECT-4 BASEMENT DEVELOPMENT OPTION

- 469 Sq.Ft. basement development
- Included finished basement stairwell
- Move 2'8" passage door from top of stairwell to mechanical room
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- 60" x 24" Window changed to 60" x 36"

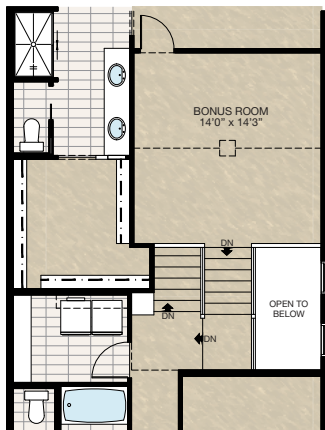


FEATURED OPTIONS

THE
MONROE ZLL
2256 SQ.FT.

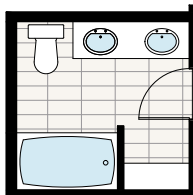
SELECT-6 BONUS ROOM & STAIRWELL VAULT OPTION

- Vaulted ceiling to bonus room and stairwell
- Interior vault slope to be 12 of the main roof slope
- *This option CANNOT be used on prairie elevations



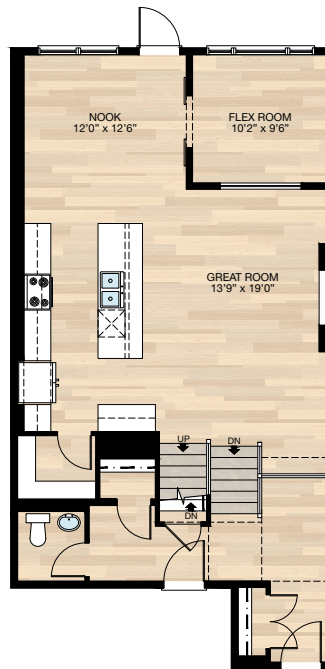
SELECT-9 MAIN BATH DUAL VANITY OPTION

- Delete water closet
- Add second sink with total 5'9" vanity
- Relocate tub & wire shelving
- Change entire wall behind vanity & toilet to 2" x 6"



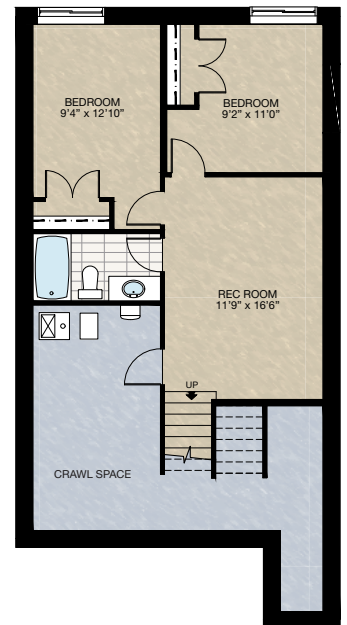
SELECT-7 MAIN FLOOR FLEX ROOM OPTION

- Additional 96 Sq.Ft. to main floor
- Delete 10'6" x 10'0" rear wood deck & column
- Delete 24"/60"/24" x 72" (P/P, P, VSL) window at nook
- Add 2 - 36" x 72" (VSL, P/P) window to nook
- Delete 2 - 2'8" French doors with 12" transom at rear entrance
- Add 2'8" French door with 12" transom at nook rear entrance
- Add 15'0" deck nailer plate to rear
- Flex room included 2 - 2'0" French frosted barn doors & 2 interior glass inserts between flex room & great room wall
- *See SELECT-8 for foundation plan



SELECT-8 BASEMENT DEVELOPMENT OPTION

- 574 Sq.Ft. basement development
- Included finished basement stairwell
- Move 2'8" passage door from top of stairwell to mech. room
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- 60" x 24" window changed to 60" x 36" at rear
- Add 60" x 36" HSL window to second bedroom
- *MUST combine with SELECT-6 main floor flex room option



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, Belmont, Brawn Landing, Carrington, Chelsea, Chelsea Court Townhomes, Colours of Seton Townhomes, Cornerbrook, D'Arcy, Creek View, Dawson's Landing, Glacier Ridge, Hamilton Heights, Harmony, Homestead, Huxley, Legacy, Midtown, Pine Creek, Precedence, Rivercrest, Seton, Sirocco, Southbow Landing, Verona West Townhomes, West Springs, West83 Townhomes and Wolf Willow.



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