Blatchford Net Zero Townhomes

PROJECT VISION

Blatchford is a sustainable and resilient community designed at the heart of the city centre municipal airport lands with a goal of becoming a 100% renewable, walkable, transit oriented community with access to schools, retails and services within walking distance. Choosing more life - Blatchford offers opportunites to connect and interact among community members through access to public amenities.

CARBON BUSTERS HOMES

PRE-SALE PACKAGES: 7 Net Zero Townhomes are ready for sale now! BLATCHFORD PHASE 1

DEPOSIT REQUIRED TO HOLD A UNIT. DETAILS ATTACHED.

contact@carbonbusters.org
(780) 437-0023

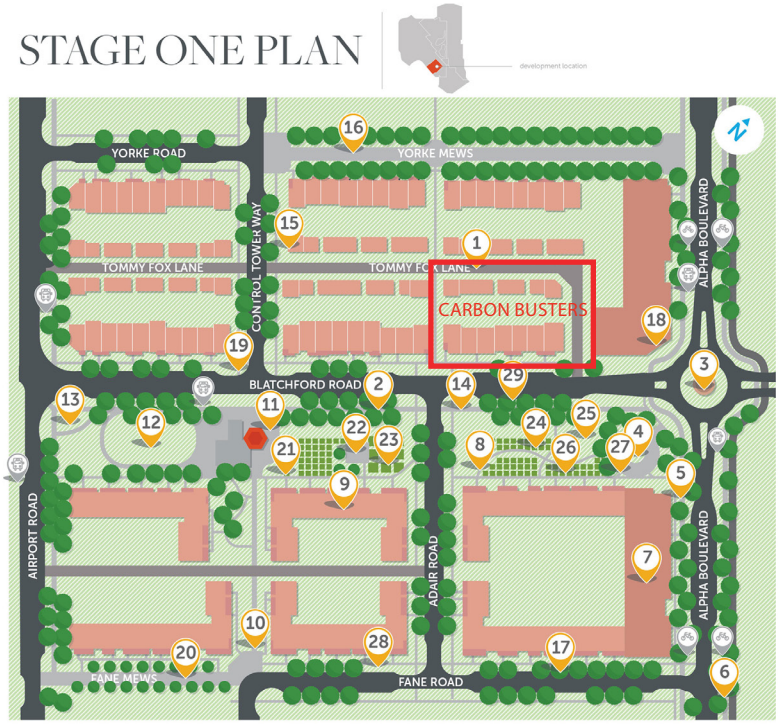
11340 79 Avenue
Edmonton, Alberta
T6G 0P3 Canada

CARBONBUSTERS.ORG

Blatchford

The SAGE, Blatchford Net Zero Townhomes: CODE#284B

STAGE ONE PLAN



Bike Lane Bus Stop

1 Landscaped Lane
2 Bioswale
3 Heritage Feature
4 Twelve-Thirty Plaza
5 Separated Bike Lane
6 Walk and Cycle Route to LRT
7 Mixed-use Buildings
8 Community Gardens
9 Townhouses
10 Mid-block Walkways
11 Control Tower
12 Summer Lawn & Event Area/ Winter Skating Area
13 Pedestrian Gateway
14 Urban Walking Trail
15 Garage Suites
16 Yorke Mews Walkway
17 Tree Planting Cells
18 Local Shops
19 Custom Street Signs
20 Fane Mews Walkway
21 Garden Rainwater Collector
22 Community Firepit and Warming Hut
23 Fruit Orchard
24 Garden Sculpture
25 Playground
26 Children's Garden
27 Recycled Runway Benches
28 Front Porches
29 Tree-lined Streets

CARBON BUSTERS HOMES

Blatchford Phase 1 Site plan and Landscape plan

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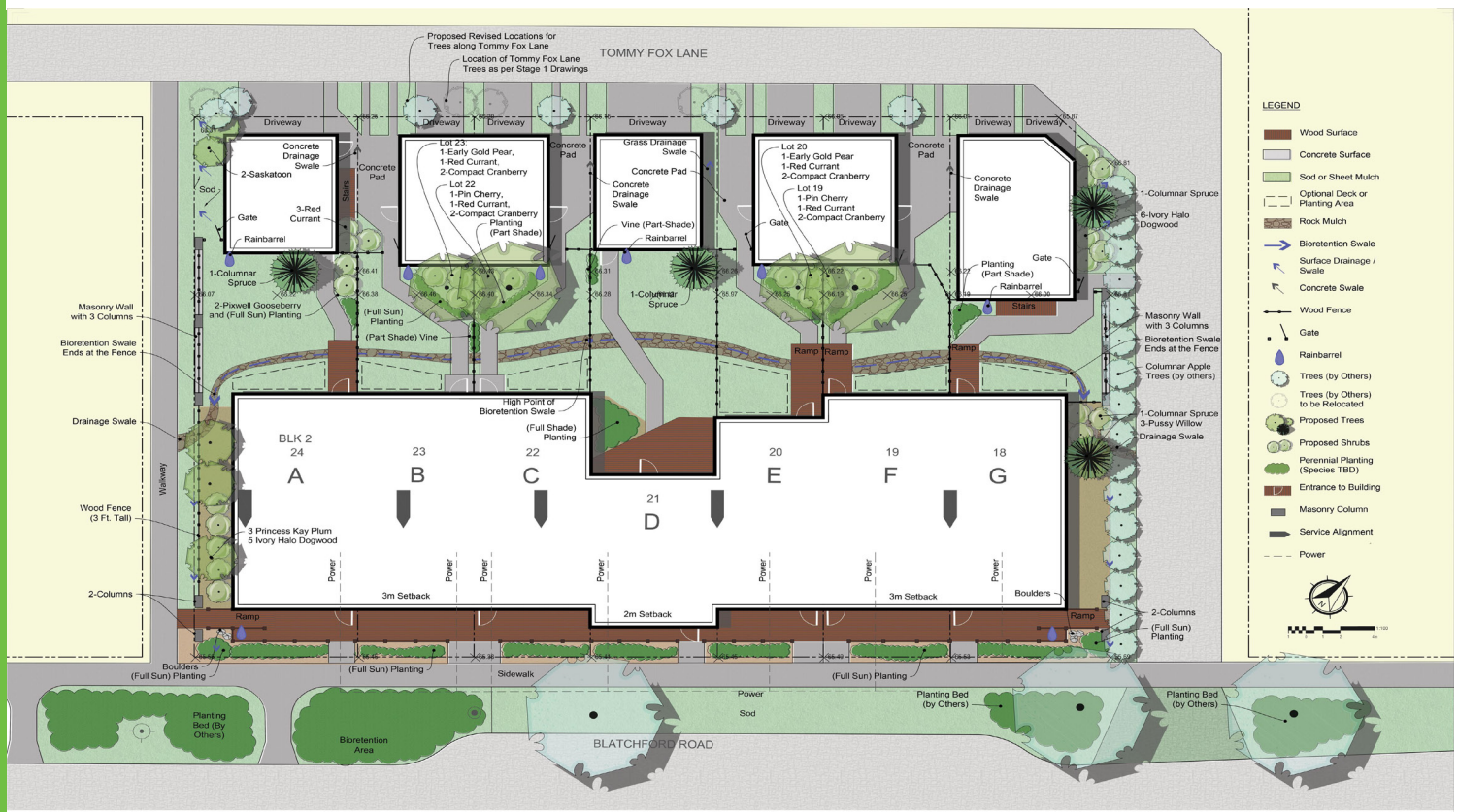

IBI

BLACHFORD
LOT F

LANDSCAPE PLAN
February 9, 2015
EO. [project number]

Legal Lot 18-24 Block 2 Plan 182 2441, Parcel F

Blatchford

The future is now. Living more life.

UNIQUE, CUSTOMIZED DESIGN

Carbon Busters Homes are energy efficient, renewably powered and zero carbon for operations with no furnace, oil or natural gas. We give careful thought to every aspect of design; solar roofs angled in two ways to collect maximum sunshine to walls designed to reduce thermal bridging with fibreglass full frame rated windows to dark sky compliant exterior LED & solar lighting in every home.

Designed with a net zero target for energy, Carbon Busters is committed to delivering homes that are well built, warm, comfortable and secure with a zero carbon target!

AMENITIES AND COMMUNITY LIVING

Edmonton's Premier Walkable Community, 50 meters to a playground, 150 meters from a community fire pit and warming centre and 300 to 350 meters to the future LRT stop and Blatchford Towne Centre, Blatchford is Edmonton's hottest new address in town!

What is Net Zero Energy?

A home reaches net zero for energy when it produces as much renewable energy as it consumes over the course of the year. The Carbon Busters Blatchford Net Zero homes are priced to include quartz countertops in the kitchen and baths, custome cabinets, and six energy efficient appliances. Carbon Busters homes come with exterior motion-sensored LED lights, and interior LED lights, fibreglass superwindows that are full frame rated offering enhanced thermal comfort compared to regular triple-pane windows, and renewable electricity from solar PV modules.

Contact:

Shanthu Mano
contact@carbonbusters.org | 780.437.0023
CARBONBUSTERS.ORG

The product images shown are for illustration puposes only and may not be an exact representation of the product.
Prices and products subject to change without notice.
Blatchford net zero buildings connected to the shared energy system may require some off-site renewable energy production to meet Alberta Micro-Generation Law requirements.

The SAGE, Blatchford Net Zero Townhomes: CODE#284B

Unit A

BASE PRICE: includes, Lot, Home, Laneway & GST

$888,000

LOT 24 - 2752 BLATCHFORD ROAD

UNIT HIGHLIGHTS

- 1725 sq. ft + 525 sq. ft.
- 4 Bedrooms
- 2 Full Bath, 1 Half Bath
- Garage and Lane way home included, EV ready Level 1, Level 2 charging available as an option
- Solar photovoltaic modules, approx. yearly production: 11,500 kWh*
- Large rooftop patio second storey

UNIT DESCRIPTION

A smart home, Carbon Busters townhomes are priced to include quartz countertops in the kitchen and baths, maple cabinets, sustainably engineered hardwood flooring and six energy efficient appliances. With exterior and interior LED lights, fibreglass superwindows that are full frame rated offering enhanced thermal comfort and renewable electricity, Carbon Busters Townhome UNIT A includes an accessible bedroom on the main floor, with barrier free hardware, comfort height toilets and curbless shower stalls.
Ask us about our upgrade packages for those of you who are interested in a techie package, love entertaining or need a space to store your adventure equipment in the garage!

CARBON BUSTERS HOMES

Pre-selling 7 Net Zero Townhomes - Blatchford Phase 1
Deposit required to hold a unit and confirm mortgage qualification

See details attached.

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Edmonton, Alberta
T6G 0P3 Canada

CARBONBUSTERS.ORG

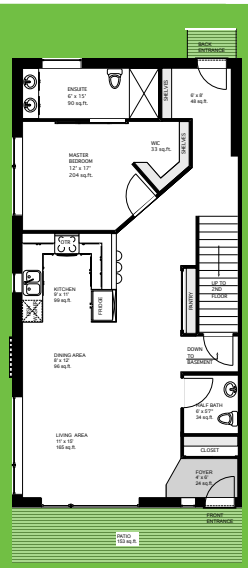
MAIN LEVEL
1077 sq ft.

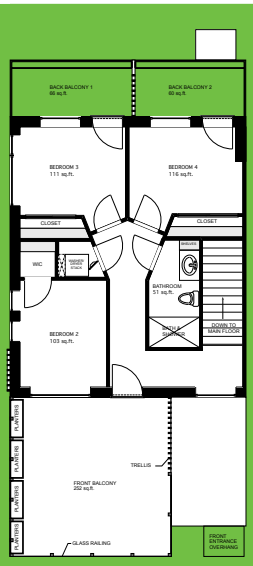
SECOND LEVEL
648 sq ft.

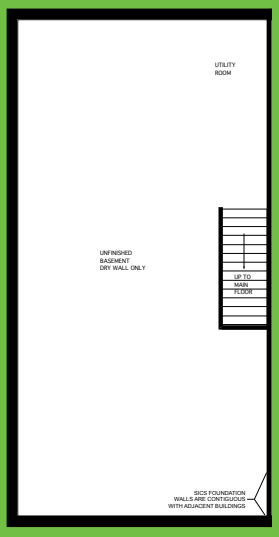
BASEMENT LEVEL*
1077 sq ft.

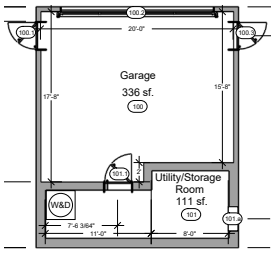
TWO HOMES FOR THE PRICE OF ONE

FLOOR PLANS

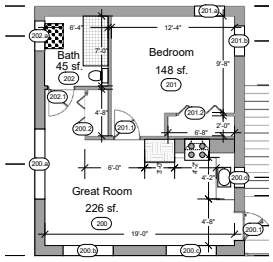






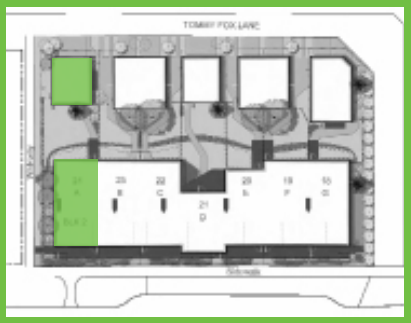


GARAGE & UTILITY
MAIN LEVEL
525 sq ft.



LANEWAY HOME
SECOND LEVEL
525 sq ft.

SITE MAP



Blatchford

Sustainable Features

- Net zero, zero carbon home
- Solar PV modules - renewable electricity
- Walls - R 45, Roof - R 105
- Superwindows (R-8 COG) & doors - full frame rated, offering enhanced thermal comfort, insulated for comfort and sound
- DESS, the City of Edmonton's District Energy Shared System for heating and cooling
- Exterior, grey Hardie Boards, Fir Longboard and Endicott Manganese Ironspot Brick
- Exterior, dark-sky compliant LED & solar lighting
- Luxury vinyl planks flooring with tile at entrances, (cork, engineered hardwood flooring are available as an upgrade)
- Six ENERGY STAR appliances; includes a ductless over the range microwave and superinsulated basement and basement floor

Kitchen and Bath Features

- Quartz countertops
- Custom cabinetry
- Brushed nickel hardware
- Ceramic tile backsplash
- 3L high-performance toilets

Basement Features

- Fully furnished option
- Upgrade to Urbanite package
- Upgrade to Adventurer package
- Choose from the A La Carte options

Carbon Busters Contact:

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The product images shown are for illustration purposes only and may not be an exact representation of the product. PV energy production and energy consumption vary based on weather, user behaviour and other factors.

The SAGE, Blatchford Net Zero Townhomes: CODE#284B

Unit B

BASE PRICE: Includes Lot, Home, Garage & GST

$527,000.00

LOT 23 - 2750 BLATCHFORD ROAD

UNIT HIGHLIGHTS

- 1340 sq. ft
- 3 Bedrooms
- 2 Full Bath
- Garage
- Solar photovoltaic modules, approx. yearly production: 11,550 kWh
- Large rooftop patio second storey

UNIT DESCRIPTION

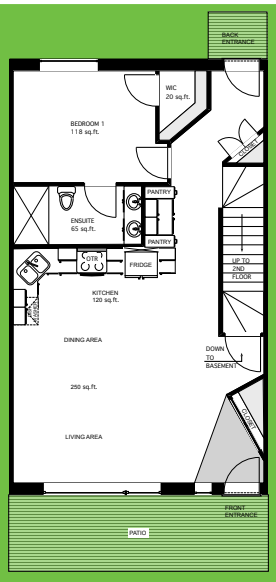
A smart home, Carbon Busters townhomes are priced to include quartz countertops in the kitchen and baths, maple cabinets, sustainably engineered hardwood flooring and six energy efficient appliances. Carbon Busters homes come with exterior and interior LED lights, fibreglass superwindows that are full frame rated offering enhanced thermal comfort and renewable electricity with Solar PV modules,

Ask us about our upgrade packages for those of you who ar techie package, love entertaining or need a space to store yo ment in the garage!

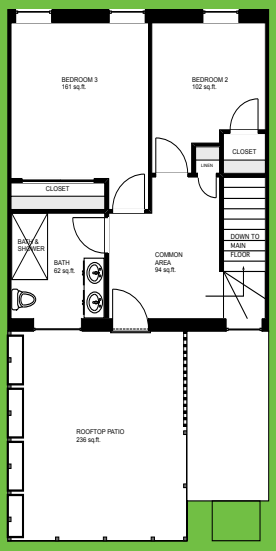
Pre-sold

FLOOR PLANS

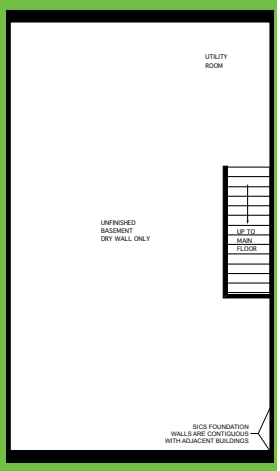
MAIN LEVEL
811 sq ft.



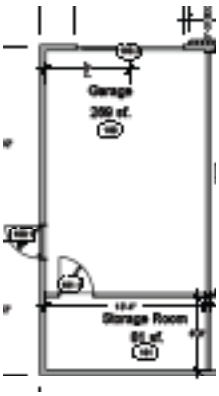
LEVEL
sq ft.



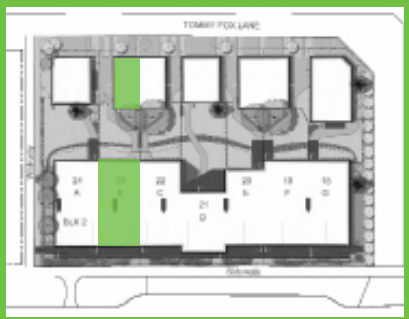
BASEMENT LEVEL
811 sq ft.



GARAGE
385 sq.ft.



SITE MAP



CARBON BUSTERS HOMES

Pre-selling 7 net zero Townhomes - Blatchford Phase 1
Deposit required to hold a unit and arrange financing
See details attached.

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Blatchford

The SAGE, Blatchford Net Zero Townhomes: CODE#284B

Unit C

BASE PRICE: includes, Lot, Home, Garage & GST

$637,500

LOT 22 - 2748 BLATCHFORD ROAD

UNIT HIGHLIGHTS

- 1729 sq. ft
- Garage
- 4 Bedrooms
- Solar photovoltaic modules, approx. yearly production: 13,860 kWh
- 2 Full Bath, 1 Half Bath
- Large rooftop patio second storey

UNIT DESCRIPTION

A smart home, Carbon Busters townhomes are priced to include quartz countertops in the kitchen and baths, maple cabinets, sustainably engineered hardwood flooring and six energy efficient appliances. Carbon Busters homes come with exterior and interior LED lights, fibreglass superwindows that are full frame rated offering enhanced thermal comfort and renewable electricity with Solar PV modules,

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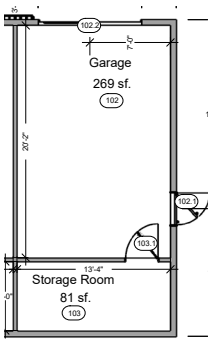
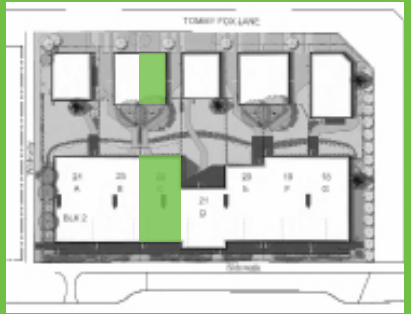
FLOOR PLANS

MAIN LEVEL	SECOND LEVEL	BASEMENT LEVEL	GARAGE
1004 sq ft.	725 sq ft.	1004 sq ft.	350 sq ft.



SITE MAP



Blatchford

The SAGE, Blatchford Net Zero Townhomes: CODE#284B

Unit D

BASE PRICE: includes Lot, Home, Garage & GST

$545,000.00

LOT 21 - 2746 BLATCHFORD ROAD

UNIT HIGHLIGHTS

- 1440 sq. ft
- 3 Bedrooms
- 3 Full Bath
- Garage
- Solar photovoltaic modules, approx. yearly production: 13,475 kWh
- Rooftop patio second storey

UNIT DESCRIPTION

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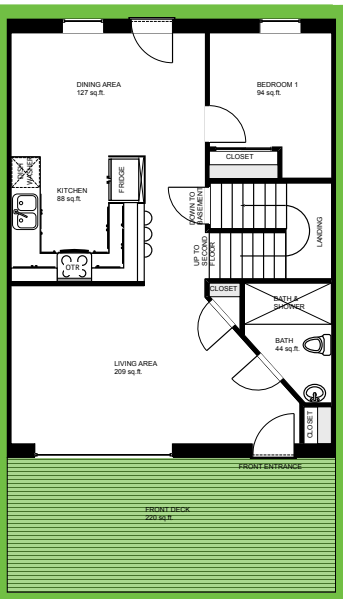
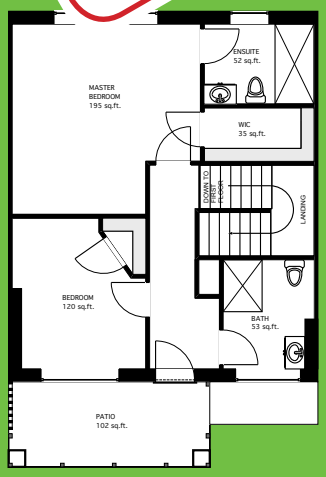
Pre-sold

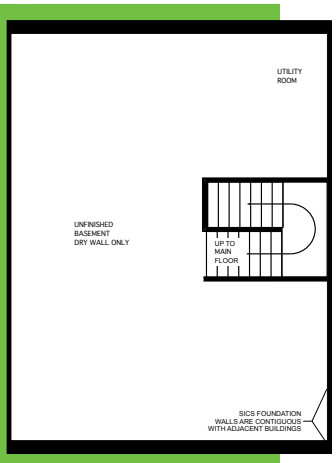
FLOOR PLANS

MAIN LEVEL
759 sq ft.

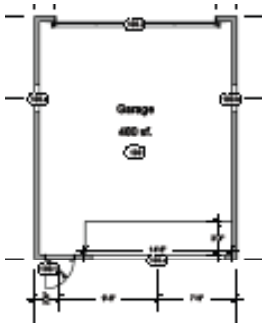




BASEMENT LEVEL
759 sq ft.



GARAGE
480 sq ft.



SITE MAP

CARBON BUSTERS HOMES

Pre-selling 7 net zero Townhomes - Blatchford Phase 1
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Blatchford

The SAGE, Blatchford Net Zero Townhomes: CODE#284B

Unit E

BASE PRICE: includes, Lot, Home, Garage & GST

$533,500

LOT 20 - 2744 BLATCHFORD ROAD

UNIT HIGHLIGHTS

- 1416 sq. ft
- 3 Bedrooms
- 2 Full Bath
- Garage
- Solar photovoltaic modules, approx. yearly production: 11,550 kWh
- Large rooftop patio second storey

UNIT DESCRIPTION

A smart home, Carbon Busters townhomes are priced to include quartz countertops in the kitchen and baths, maple cabinets, sustainably engineered hardwood flooring and six energy efficient appliances. Carbon Busters homes come with exterior and interior LED lights, fibreglass superwindows that are full frame rated offering enhanced thermal comfort and renewable electricity with Solar PV modules.

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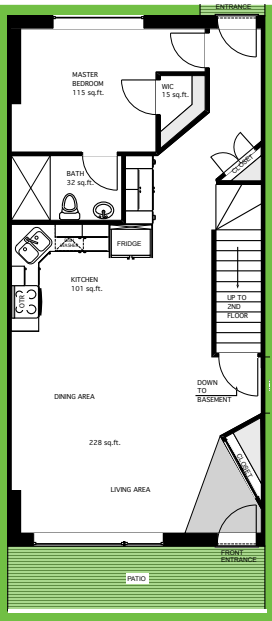
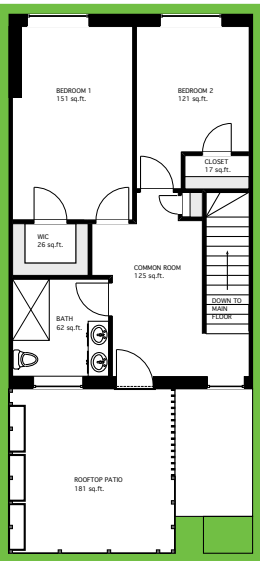
FLOOR PLANS

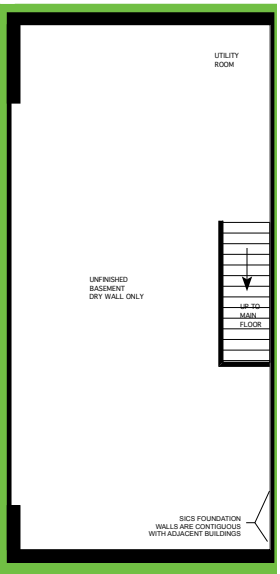
MAIN LEVEL
811 sq ft.



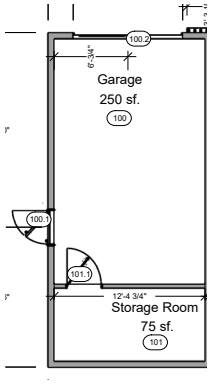
SECOND LEVEL
605 sq ft.



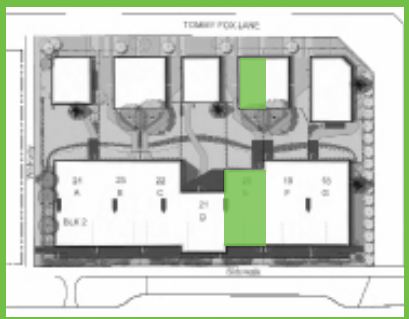
BASEMENT LEVEL
811 sq ft.



GARAGE
325 sq ft.



SITE MAP



Blatchford

The SAGE, Blatchford Net Zero Townhomes: CODE#284B

Unit F

BASE PRICE: includes, Lot, Home, Garage & GST

$697,000

LOT 19 - 2742 BLATCHFORD ROAD

UNIT HIGHLIGHTS

- 1888 sq. ft
- Garage
- 4 Bedrooms
- Solar photovoltaic modules, approx. yearly production: 13,860 kWh
- 2 Full Bath, 1 Half Bath
- Large rooftop patio second Storey

UNIT DESCRIPTION

A smart home, Carbon Busters townhomes are priced to include quartz countertops in the kitchen and baths, maple cabinets, sustainably engineered hardwood flooring and six energy efficient appliances. Carbon Busters homes come with exterior and interior LED lights, fibreglass superwindows that are full frame rated offering enhanced thermal comfort and renewable electricity with Solar PV modules, This unit can be modified to be barrier free.

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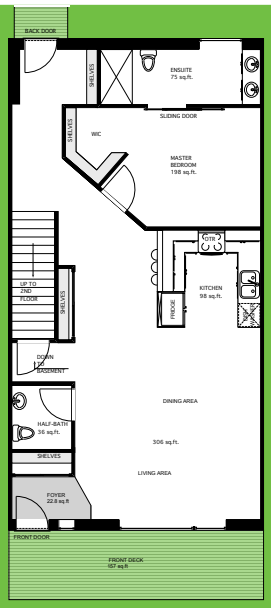
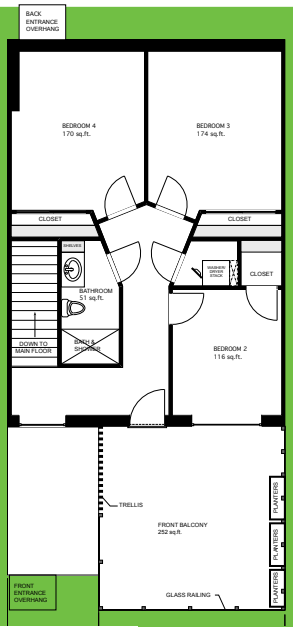
FLOOR PLANS

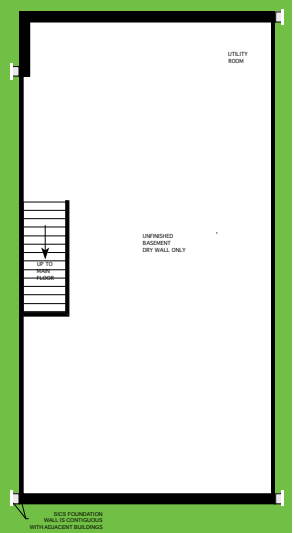
MAIN LEVEL
1096 sq ft.



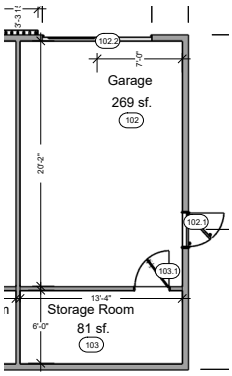
SECOND LEVEL
792 sq ft.



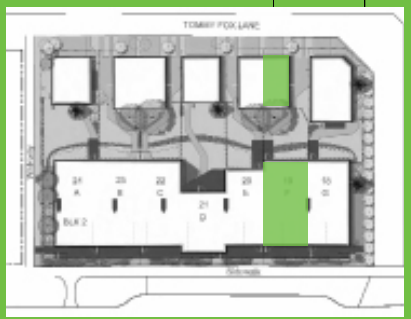
BASEMENT LEVEL
1096 sq ft.



GARAGE
350 sq ft.



SITE MAP



Blatchford

The SAGE, Blatchford Net Zero Townhomes: CODE#284B

Unit G

BASE PRICE: includes, Lot, Home, Laneway & GST

$934,500

LOT 18 - 2740 BLATCHFORD ROAD

UNIT HIGHLIGHTS

- 1725 sq. ft. + 643 sq. ft.
- 4 Bedrooms
- 2 Full Bath, 1 Half Bath
- Garage and Laneway home included EV ready Level 1, Level 2 charging available as an option
- Solar photovoltaic modules, approx. yearly production: 11,550 kWh
- Large rooftop patio second storey

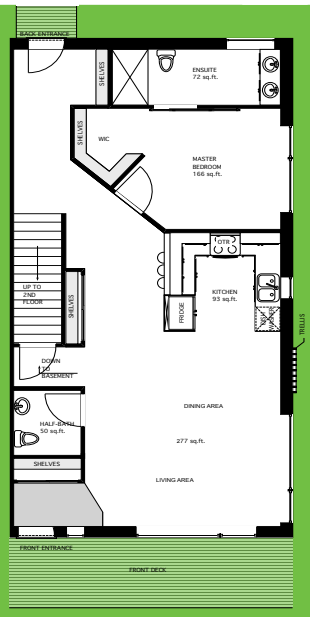
UNIT DESCRIPTION

A smart home, Carbon Busters townhomes are priced to include quartz countertops in the kitchen and baths, maple cabinets, sustainably engineered hardwood flooring and six energy efficient appliances. With exterior and interior LED lights, fibreglass superwindows that are full frame rated offering enhanced thermal comfort and renewable electricity, Carbon Busters Homes include an accessible bedroom on the main floor, with barrier free hardware, comfort height toilets and curbless shower stalls.

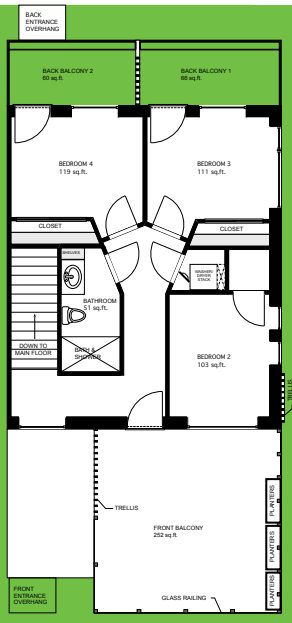
Ask about our upgrade packages for those of you who are interested in a techie package, love entertaining or need a space to store your adventure equipment in the garage!

FLOOR PLANS

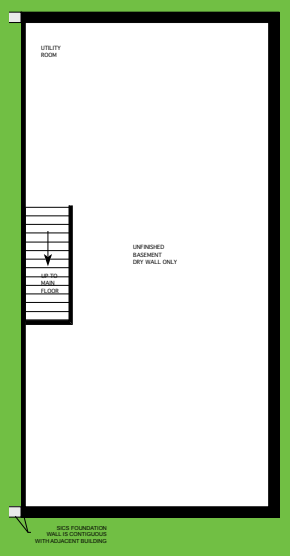
MAIN LEVEL
1077 sq ft.



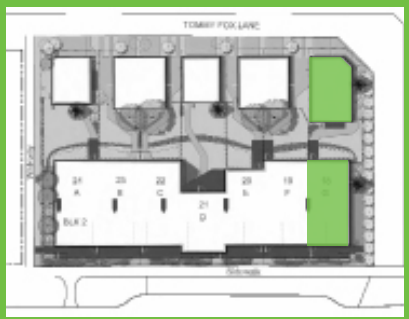
SECOND LEVEL
648 sq ft.



BASEMENT LEVEL
1077 sq ft.



SITE MAP



CARBON BUSTERS HOMES

Pre-selling 7 Net Zero Townhomes - Blatchford Phase 1
Deposit required to hold a unit and confirm mortgage qualification

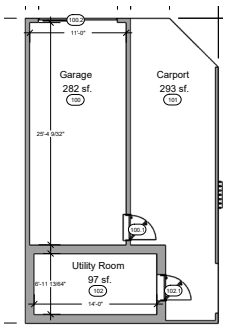
See details attached.

contact@carbonbusters.org
(780) 437-0023

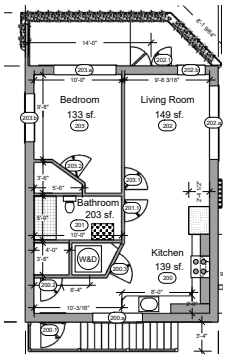
11340 79 Avenue
Edmonton, Alberta
T6G 0P3 Canada

CARBONBUSTERS.ORG

TWO HOMES FOR THE PRICE OF ONE



GARAGE & CAR PORT
MAIN LEVEL
750 sq ft.



LANEWAY HOME
SECOND LEVEL
643 sq ft.

Blatchford

PRE-SALES OF 7 NET ZERO TOWN HOMES, BLATCHFORD PHASE 1, DEPOSIT DETAILS BELOW:

OPEN LOT RESERVE DEPOSIT ACCEPTANCE FROM CUSTOMERS ON A FIRST COME, FIRST SERVED BASIS STARTING MONDAY, APRIL 8, 2019, 9 AM.

A $5,000 REFUNDABLE DEPOSIT PAYABLE TO "RMLO LAW LLP" WILL HOLD A LOT FOR 14 CALENDAR DAYS. PLEASE DROP YOUR CERTIFIED CHEQUE OFF AT THE CARBON BUSTERS OFFICE AT 11340 79TH AVENUE NW, IN THE MCKERNAN NEIGHBOURHOOD.

A COPY OF A SIGNED DEPOSIT AGREEMENT BY YOU AND ONE OF THE CARBON BUSTERS PRINCIPALS WILL BE AVAILABLE FOR YOUR FILES.

DRAW DEPOSIT AND PROOF OF MORTGAGE ELIGIBILITY FROM MAJOR BANK OR CREDIT UNION REQUIRED FOR CLOSING.

PLEASE CONTACT US IF YOU HAVE ANY QUESTIONS.

WE LOOK FORWARD TO WORKING WITH YOU!

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