



CAPSTONE *Park*

Love it.
Live it.
Afford it.

Building 1000

BRAD *Multi-family Excellence*
REMINGTON HOMES

hours: mon-thurs 12-5pm | sat & sun 12-5pm
salesstaff@capstonepark.ca | capstonepark.ca
403.318.5001 | 5398 47th Street Red Deer

AWARDS AND RECOGNITION

A proud member
Calgary Region



A proud member



Winner



Finalist



BRAD REMINGTON HOMES

Multi-family Excellence

AFFORDABILITY
INNOVATIVE DESIGN
EYE-CATCHING ARCHITECTURE

These are just some of the highlights that Brad Remington Homes is known for in its multi-family developments in South East Calgary. With the 'Brad Remington Homes' name stamped on any development, your satisfaction is as good as guaranteed.

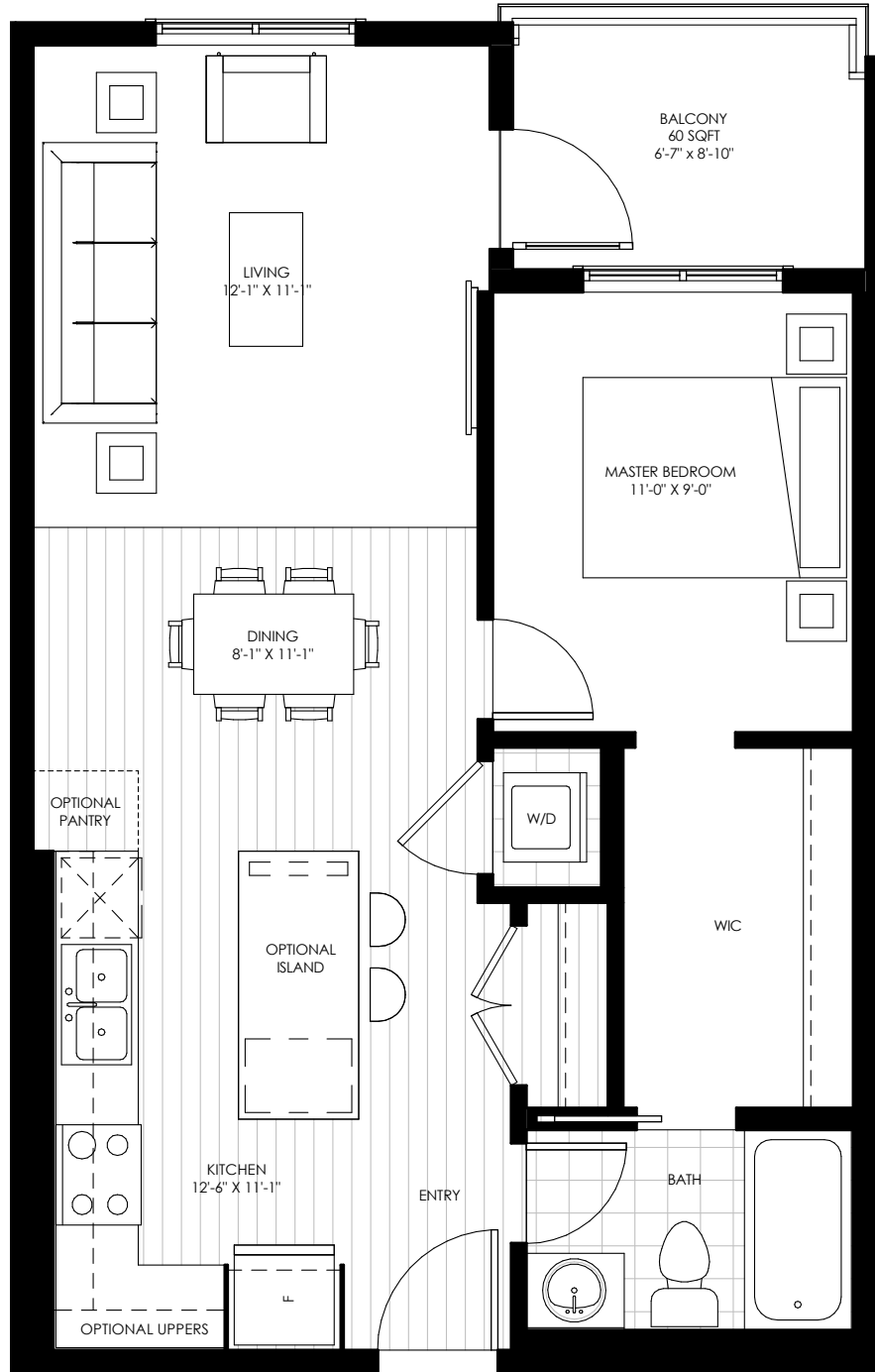
After nearly two decades of being the go-to man in the multi-family construction business, Brad Remington struck out on his own to build the wildly popular Copperfield Park developments of 918 homes, followed closely by the award winning My Legacy Park (310 homes) and My Legacy Park II (297 homes). In 2018, he added Sage Hill Park to his repertoire. Brad Remington brings the cumulative experience of building more than 3500 multi-family homes in Alberta since 1993, and the assurance of a successful enterprise.

"My team is known for completing every development in the most timely manner and to the highest level of craftsmanship...every time." Along with the Copperfield Park and My Legacy Park developments, Brad's list of accomplishments include many of Calgary's condo developments as well as the construction of a luxury hotel for Sunshine Village Ski Resort.

At Brad Remington Homes, we want our customers to own something BETTER than they ever imagined they could afford.

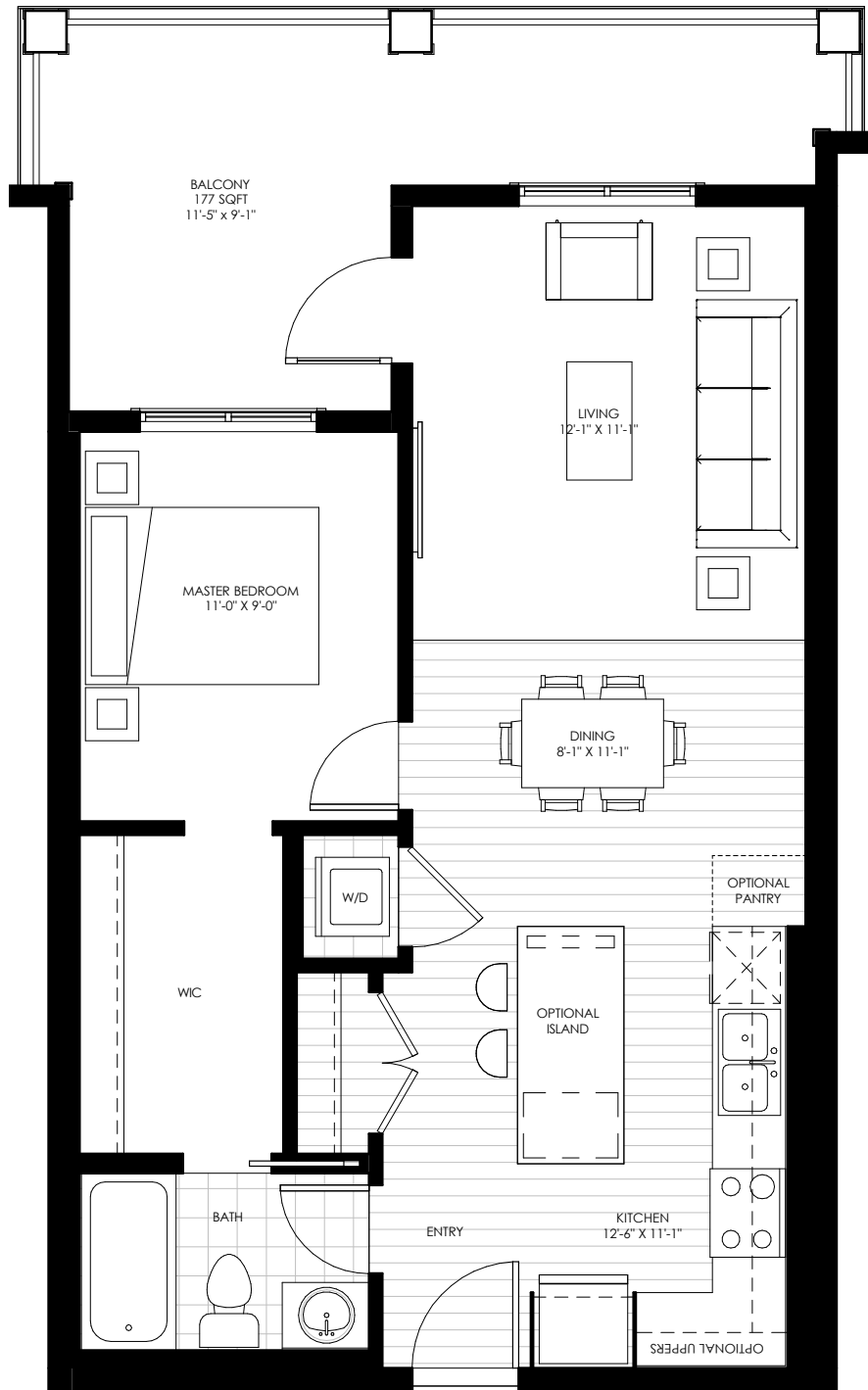
"This is the home you've been waiting for, and we promise that you are going to love it."

Love it. Live it. Afford it.



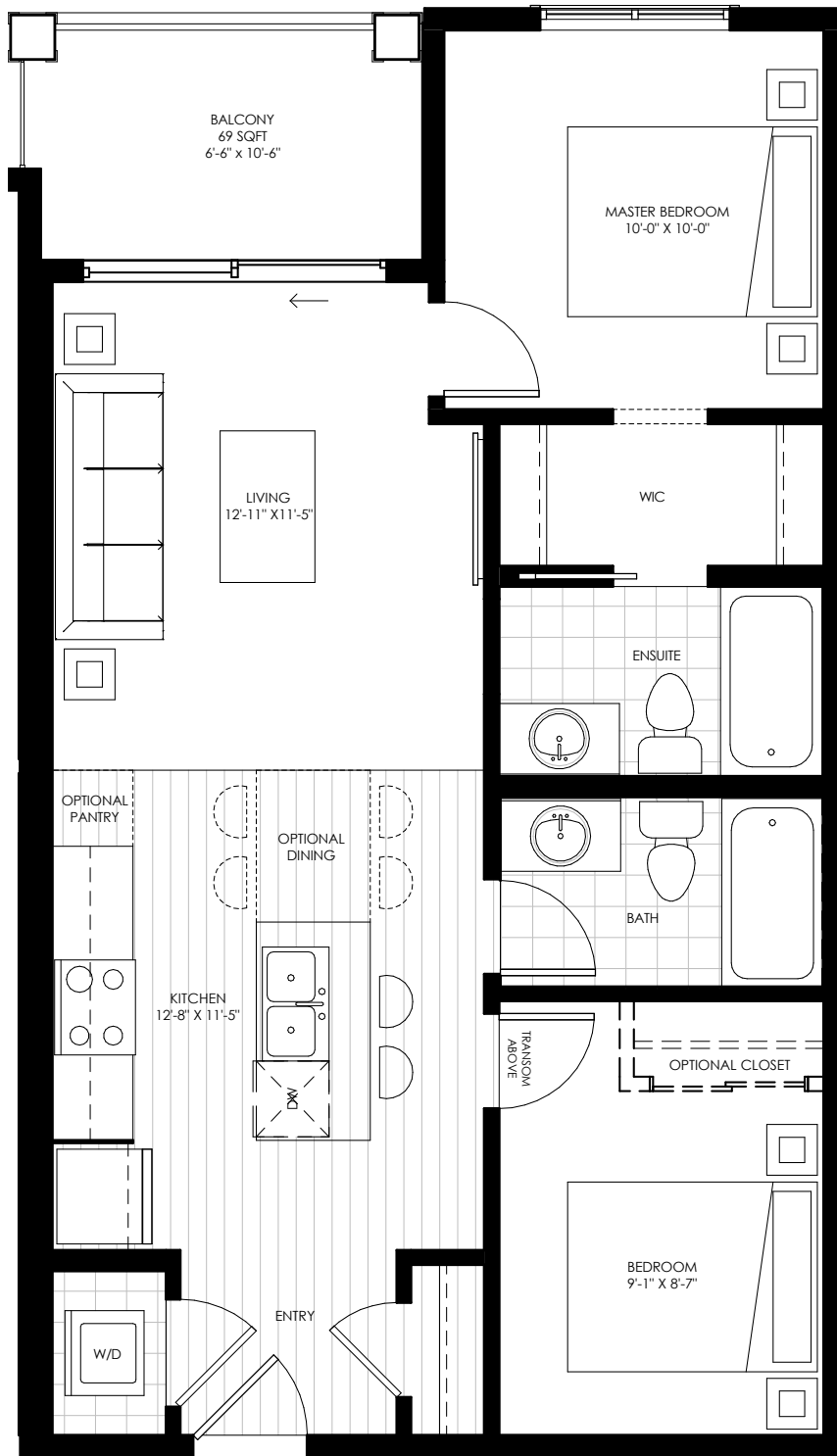
**East
Facing**

*All areas are approximate. In an effort to provide timely information, all marketing materials are preliminary and subject to change without notice.

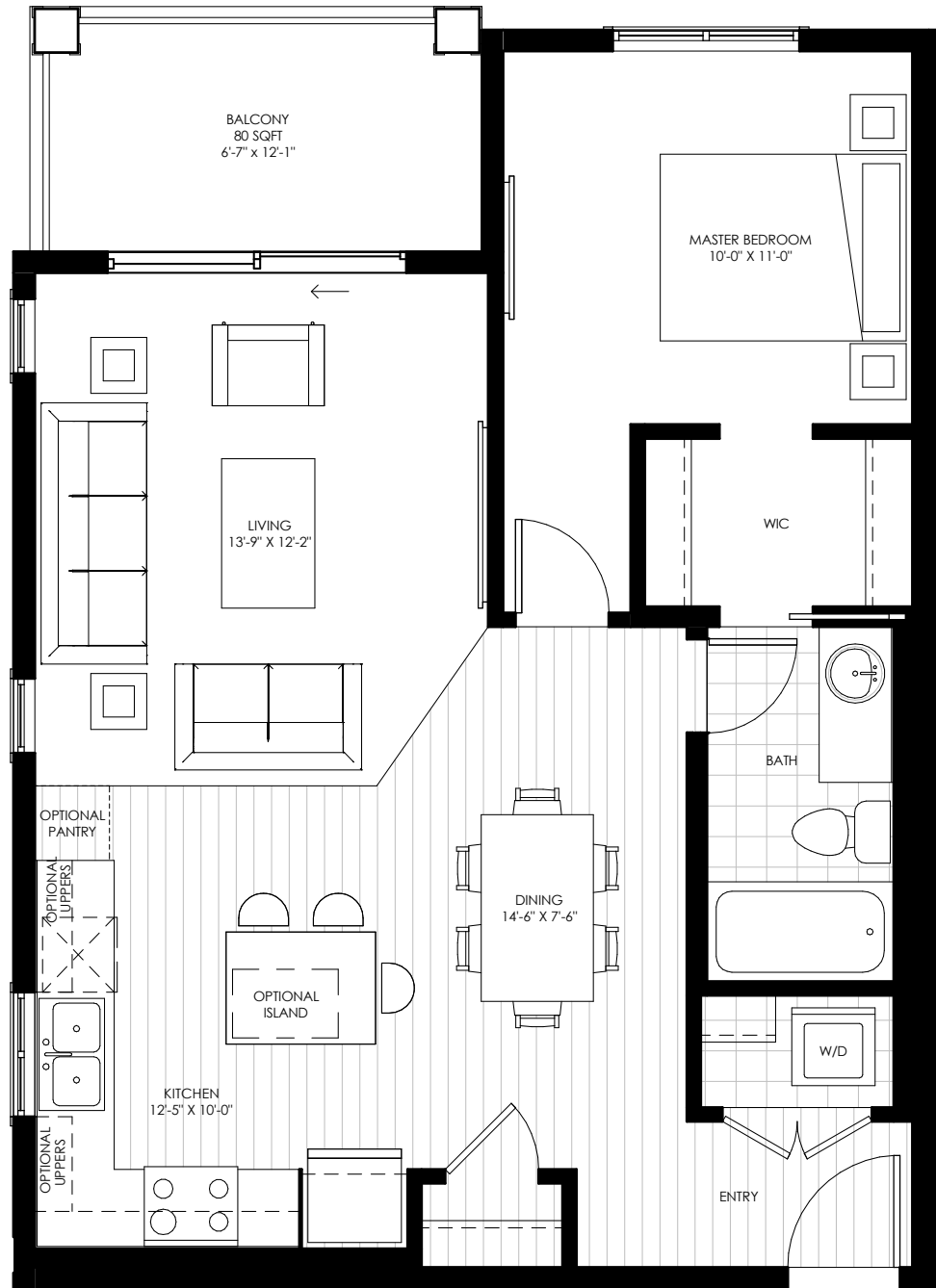


**West
Facing**

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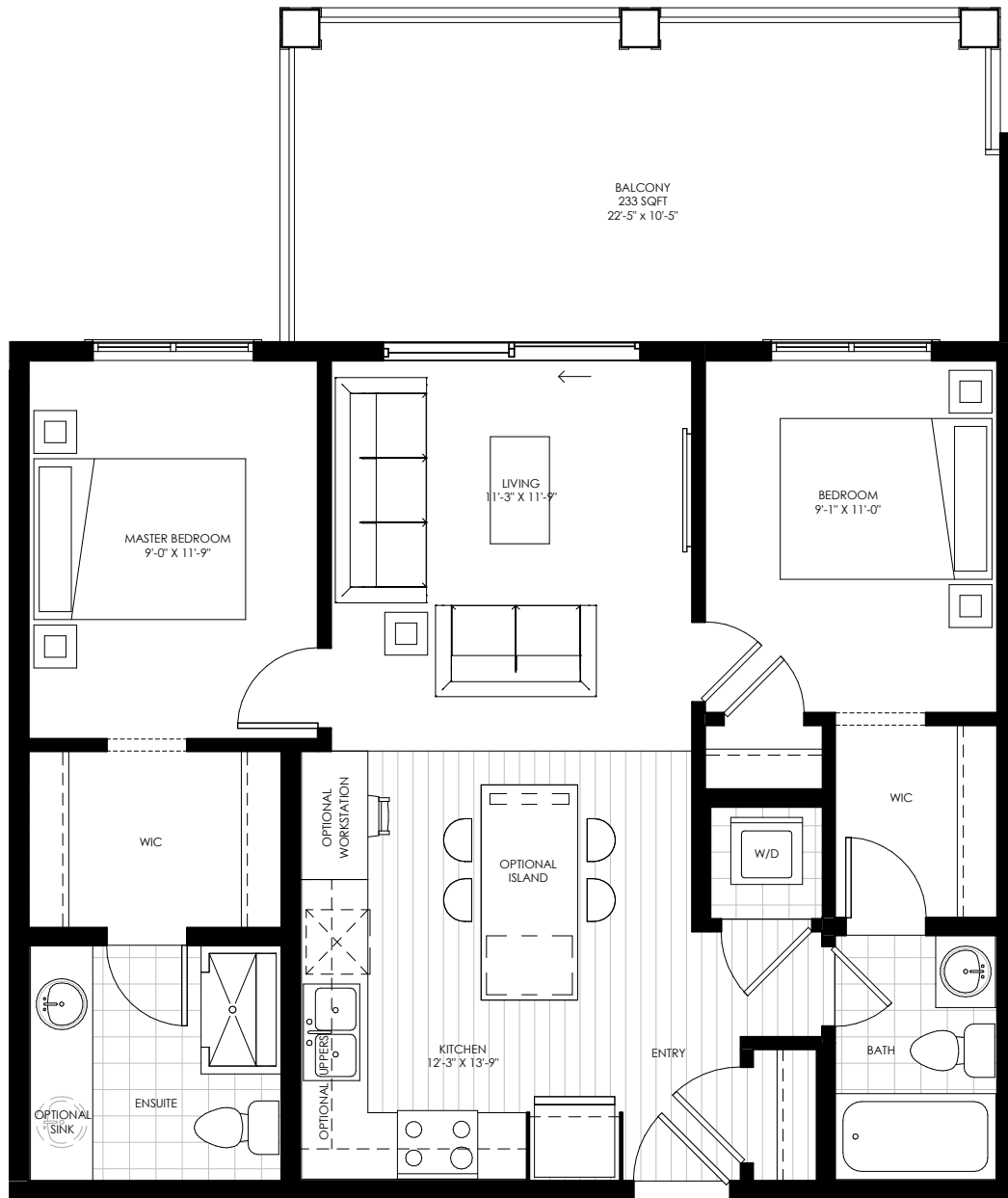
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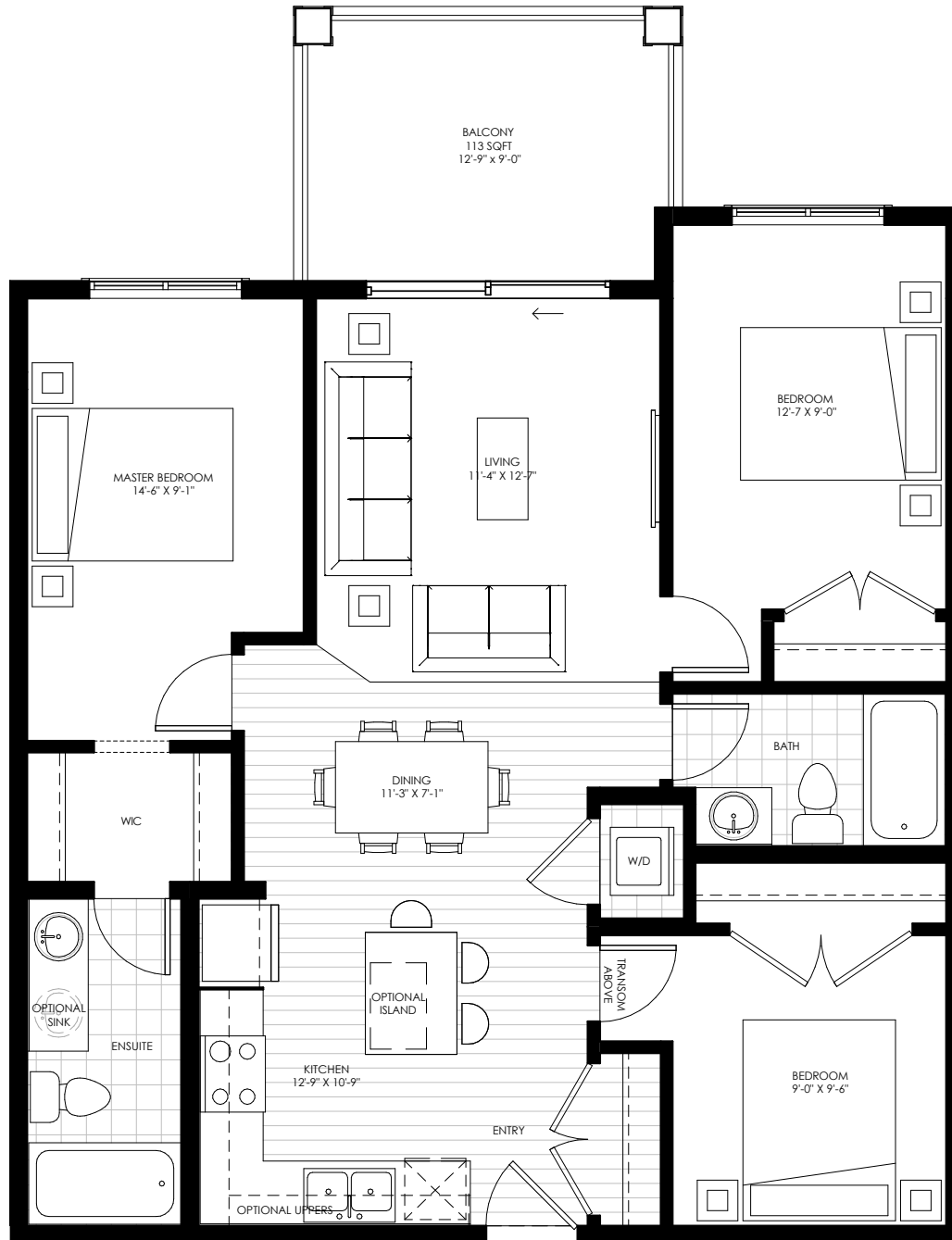
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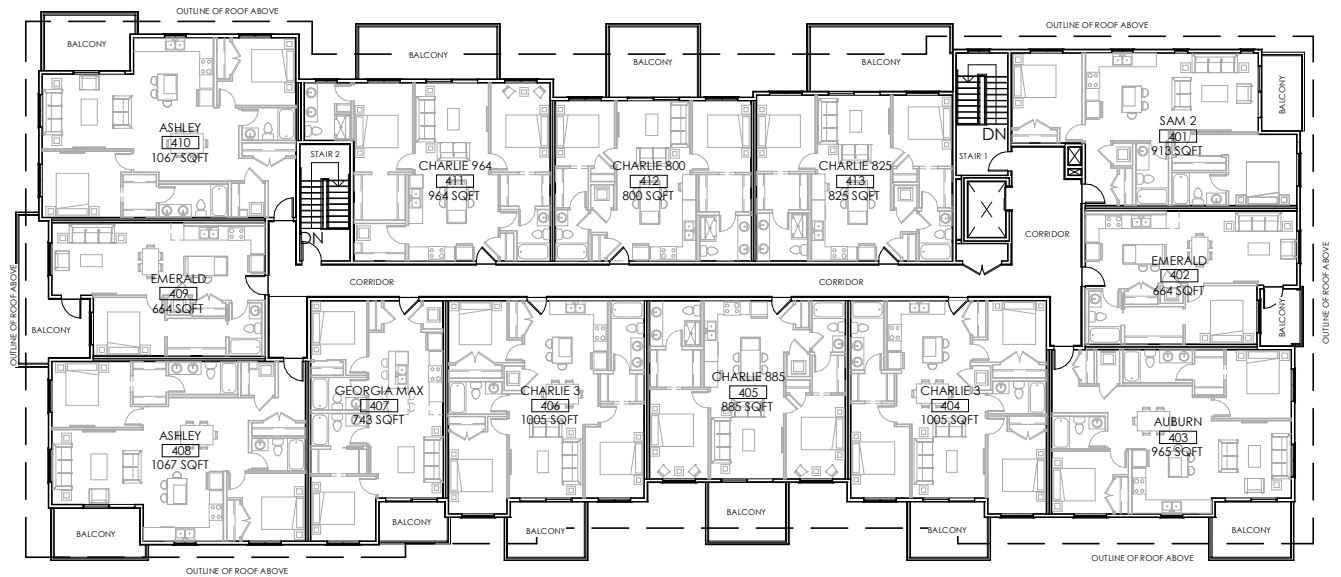


THIRD FLOOR



MAIN FLOOR

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FOURTH FLOOR

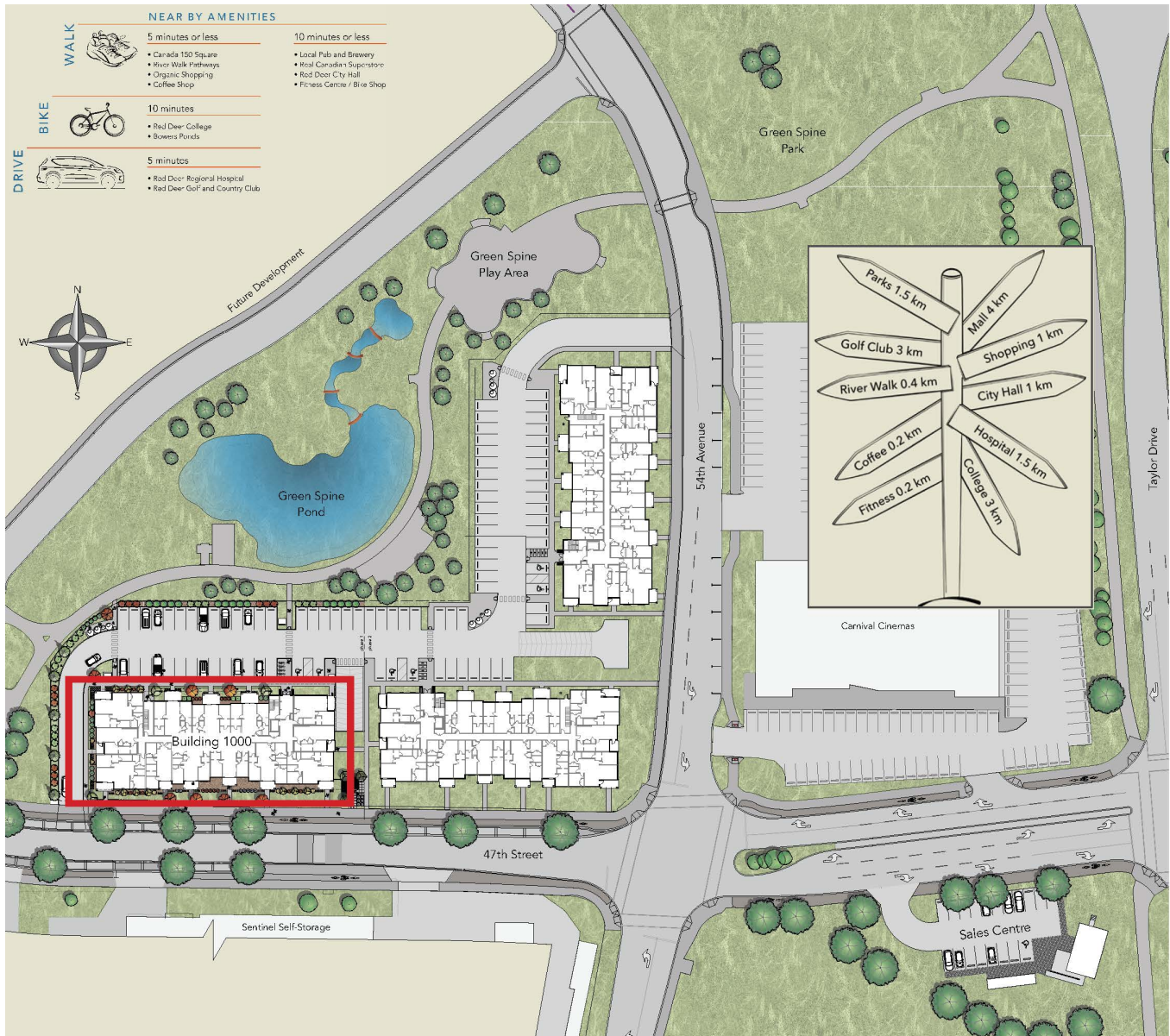


SECOND FLOOR

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Site & Landscape Plan



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BRAD REMINGTON HOMES *Multi-family Excellence*



Capstone Park

Best Value in Red Deer!

"There is a difference between value and price. Price will not bring you happiness, but value will."

INCREDIBLE STANDARDS

- 9 ft. high ceilings with "knock down" texture.
- Stone countertops in kitchen and bathrooms.
- Titled underground or surface* parking and personal storage unit with every home.
- Premium cabinets with soft-close doors and drawers.
- Premium sound attenuation.
- Stainless steel appliances, including a gourmet stainless kitchen package and an over the range microwave.
- Full height kitchen tile backsplash.
- Premium sound attenuation between floors

INCLUDED



\$ 33,000

EXTERIORS THAT LAST A LIFETIME

- Brick and non-combustible, Hardie board fibre cement premium siding with oversized, hi-performance low-e windows.
- Intricate exterior detailing and 30-year chateau shingles for maximum curb appeal.
- Foundations that are protected with a rubber-like membrane and an additional layer of dual foundation wrap to ensure that water stays out.



\$ 15,000

REPUTATION AND PEACE OF MIND

- **Experienced Team**
 - Brad Remington's track record speaks for itself. A leader in innovation, quality, design, and satisfaction with thousands of happy home owners.
- **Warranty**
 - Brad Remington is a member of the Alberta New Home Warranty Program in top tier standing. All of our purchasers receive all of the benefits of their comprehensive coverage, including the 1, 2, 5, and 10 year warranty coverage and deposit protection.
- **Awards**
 - The 2016 SAM Award winner for Best New Design Apartment Style Condo up to 699sqf (Super E).
 - The 2016 SAM Award winner for Multi Family Sales Team of the Year.
 - Brad Remington has served on the Calgary Home Builder's Association executive committee.
 - 2017 BILD Awards Nominee.
 - 2018 BILD Award Winner for Best New Design Apartment Style Condo up to 599sqf (Emerald) and between 600-899sqf (Charlie)
 - 2019 BILD Award Winner for Best New Design Apartment Style Condo up to 599sqf (Emerald) and between 600-899sqf (Charlie)
 - 2019 Multi-Family Builder of the Year



\$ Priceless

MAKING IT EASY – STRESS FREE

- **We offer staged deposits to help you get started.**
- **Price protection.**
 - When you purchase with us the price is the price and there are no hidden costs. Guaranteed!
- **Selections and construction.**
 - We don't want you to be restricted by choice. We offer countless choices so your home can be as unique as you are. Our interior designer will help you with your selections.
- **Floor plans that work.**
 - Every inch and every design has been thoughtfully considered for real life.
- **Legal fees are included.**
 - Title, registration, and disbursements.
- **Whether you are a first time or mature purchaser, we guide you through every step of the way from preapproval to possession.**



\$ Invaluable

LOCATION, PRICE, & RETURN ON INVESTMENT

- **Located West of Red Deer's downtown business district.**
 - One of the most desirable, new, master planned, architecturally controlled communities in Red Deer. When it comes to resale, location is key!
- **Our prices simply are amazing. With Brad Remington Homes, you can Love it! Live it! Afford it!**



*Check with staff

\$ Thousands

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Warranty

BRAD *Multi-family Excellence* REMINGTON HOMES

has you covered!

DEPOSIT PROTECTION

Coverage and protection for deposits made on your home prior to completion.

Brad Remington Homes 1-YEAR UNIT & COMMON AREA WARRANTY

Coverage for defects in material and labour.
Example: fixtures, dry wall cracks, etc.

2-YEAR UNIT AND COMMON AREA DELIVERY & DISTRIBUTION

Defects in materials related to distribution systems. Example: heat, electrical, plumbing, etc.

5-YEAR BUILDING ENVELOPE

Coverage for defects in the building for building envelope. Example: roof, exterior walls, etc.

10-YEAR STRUCTURAL WARRANTY

Coverage for key structural components for your home. Example: framing, foundation, etc.

2-MONTH WARRANTY

Correct any issues that have occurred from living in the home the first few months.
Example: cabinets not closing properly, blinds sticking, etc.

Note: Please be aware that homeowner damage is not covered.

1-YEAR WARRANTY

Correct any issues that have occurred from living in the home for 1-year and building settlement correction.

Example: cracks in drywall or ceiling, nail pops, door adjustment, etc.

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Green Initiatives

Building Better! Building Smarter! Building Sustainably!

Building Better

- Heating and hot water Distribution System minimal disruption and losses with high efficient equipment and high efficient HVAC
- High-Efficient Energy Performance, minimal air infiltration with greatly reduced envelope leakage
- Energy efficient central boiler system with radiant base heating system throughout
- Centrally located mechanical system
- Efficient framing with prefabricated wall packages specific to each home with locally sourced lumber products
- Engineered floor and roof system to minimize waste
- Waste Management during construction includes recycling of most products. After construction extensive recycling provided with Molok™ bins
- Site Stewardship Erosion control during construction, surface water management with permanent erosion control and management
- Exterior trim material made from Hardie™

Building Smarter

- Enhanced fresh air ventilation distribution into each home separately
- Engineered air system in parkades with carbon monoxide detectors & automatic sensors
- Moisture smart techniques
- Energy-Efficiency Appliances
- Indoor water use high-efficient fixtures and fittings
- Low flow showers and toilets
- Interior of homes are painted white to reduce lighting requirements
- Space heating designed room by room load calculation
- Reduce local heat island effects by planting large trees to shade hardscape areas
- Apartment decks designed to shade patio doors below

Building Sustainably

- Local products and suppliers
- Low "E" windows and doors
- Eco 5' Low E Windows
- Comprehensive recycling program
- Environmentally preferable products
- Direct metering for electricity
- Minimized disturbed area
- Homeowner education from qualified builder at time of possession
- Landscaping non-invasive plants, reduced irrigation demands
- Community Resources / Transit Bus Services
- Access to open spaces

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QUALITY STANDARDS

Every home we build includes high standards like this...

Interior Specifications

- 9 foot ceilings with “knock down” ceiling texture throughout
- Full sized gourmet friendly kitchens:
 - Standard quartz (2 colour options) or black granite countertops
 - Choice of six kitchen and bath cabinetry styles, with soft close doors and drawers
 - Two-tone cabinet option - different upper and lower colours
 - Four stainless steel appliances: over-the-range microwave, fridge, stove, built-in dishwasher
- Stacking washer and dryer (white)
- Titled parking stall (surface or underground)
- Individual patios or personal decks with bbq gas line (with website registration)
- Individual storage units
- Open, contemporary living spaces
- Generous sized bedrooms
- Stylish custom baseboards and door headers
- Designer chrome lever style door handles
- Luxury vinyl plank flooring in high traffic areas
- Plush carpet with stain guard and 8lb carpet underlay
- Individual controlled heating with personal thermostat
- CAT5E and RG6 wiring for high speed Internet and TV
- Contemporary bright chrome hardware
- Interior designer coordinated customizable interior options
- Full height deluxe elevator
- Premium sound attenuation including:
 - Insulated, Glued & screwed sub-floors (2nd, 3rd, & 4th floors)
 - Light weight concrete sub-floor (2nd, 3rd, & 4th floors)
 - Engineered floor system and interior/exterior wall system
- Entrance intercom system
- Available optional upgrades so you can personalize your home
- Legal fees for title and disbursements included

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QUALITY STANDARDS

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Exterior Specifications

- Classically designed architecture
- Richly detailed exteriors using a combination of white brick and James Hardie premium siding (non-combustible fibreceement)
- Two stage foundation waterproofing wrap
- High performance "SunStop HS4A" windows
- Fire and mildew resistant construction envelope
- 30-year Chateau roof shingles
- Boutique style, neighbour-friendly designed buildings
- Private patios and deck to extend your living space
- Personal patio entrances available on main floor courtyard condos
- Ample parking for homeowners and their guests (extra also available for purchase)



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Heat Recovery Ventilation (HRV)

Enhanced fresh air ventilation system in each home offers fresh non-recycled air in each individual unit. The HRV increases heating efficiency and ensures that temperatures stay consistent throughout the home. By using the stale interior's air heat to warm the cooler exterior air, warm fresh air is spread throughout the home.

Get the Freshest Air a Home Could Have!



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Home Buyer Steps

We have made buying a home easy. Choose one of our homes and follow the steps. From the beginning to end we are here to help, so just ask.

"We will guide you every step of the way..."

Welcome Home!

5

Pre-Possession & Move-in

- The official possession date will be delivered to you in your Official Possession Letter a minimum of 35-days prior to possession.
- This letter will provide you with exact move forward details.

4

Interior Selections and Options

- We will provide you with timelines for selecting options & upgrades, as well as the colour palettes available to choose from or purchase.
- A 10% deposit is required for all optional purchases.

3

Builder Authorization & 10 Day Period

- For the 10 days following your purchase appt, you can review the documents and familiarize yourself with the details.
- Contact your mortgage professional to confirm your approval. Provide us with a copy.
- The agreement becomes firm at the end of the 10 days and your cheque is deposited.

2

Appointment to Purchase Your Home

- At the purchase appointment you will receive a disclosure package and complete/sign the purchase agreement.
- A 5% deposit of the purchase price* is required paid via personal cheque, certified cheque, or bank draft.
- Are you purchasing a second residence or income property? If so, please ask for more details or information.

1

Pre-Approval & Reserving a Unit

- Knowing what you can afford is critical. Talk to a mortgage professional or loan officer.
- Once you have a pre-approval, reserve your home with a temporary hold agreement and a deposit for \$500.

Note: Prices and procedure subject to change without notice. *Additional deposit may be required depending on the circumstances.

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