



1312 sq.ft.



3 bedrooms



2.5 bathrooms



20'

SHOWHOME FEATURE SHEET



- Modern Prairie style elevation with horizontal vinyl siding and smartboard panel as accent. Asphalt shingles, smartboard battens, window grills, cultured stone and thin brick detailing & pre-cast concrete porch
- ★ Corner lot includes upgraded decoration to side & rear elevation and additional windows in the great room, nook, and primary bedroom, flooded with natural light
- 8' high painted fiberglass front door with glass inserts & side light
- 20x20 double detached garage and french door to the rear, enhancing backyard accessibility and aesthetic
- Fully landscaped yard with sod in the front, side, and rear; mulch bed & shrubs in the front
- Concrete patio to front
- Brown treated wood deck with separation/privacy wall, aluminum railing & treated wood steps to grade
- Spacious 9' main floor with 8' high doors in common areas, including an undeveloped 8' basement
- Quartz countertops throughout the home
- Hardwood throughout the main floor
- Tile to laundry room and upper floor bathrooms
- ★ Wood fencing (only on exposed side)

Kitchen

- Kitchen equipped with stainless steel appliances, including an electric range stove, over-the-range microwave, fridge & dishwasher
- Quartz countertops throughout the kitchen on a large 9' island, providing ample seating space and an under-mount sink
- Upgraded kitchen cabinets, including a full-height pantry
- 42" high upper kitchen cabinets with riser up to the dropped bulkhead above
- Increased cabinet height and depth above the fridge
- ★ 2 box beams in the kitchen painted in feature color
- ★ Three-toned cabinetry with upgraded painted cabinet in the color Chantilly Lace kitchen uppers, Briarwood kitchen lowers with upgraded subway tile, and Uniboard- Nobella - Silk kitchen island, complemented by an Anthracite matte porcelain backsplash
- ★ Micro-shaker cabinet profile on kitchen uppers and lowers
- Dedicated desk area, perfect for a coffee station or additional prep space



Main Floor

- Main floor powder room with standard pedestal sink
- ★ Electric fireplace in the great room with accent wallpaper
- Matte black metal handrail bracket on stairway
- 3 niche shelves in the great room, providing space for decorative displays
- ★ Accent colour wall across nook and powder room

Primary Bedroom

- Primary bedroom includes a separated spacious walk-in closet and ensuite
- ★ Ensuite featuring a 3'-0" x 5'-0" acrylic base with wall tile, complemented by custom-patterned (checkered pattern) floor tiles for a unique and stylish design



★ = Upgrades specific to this Showhome

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SHOWHOME FEATURES CONTINUED

Upper Floor

- Convenient space for a stacked washer and dryer on the upper floor.
- 4 piece main bath, tub & shower combo featuring a tub base with tiled walls
- Standard cabinets to all bathrooms in Uniboard-Nobella-Silk

Lighting & Electrical Features

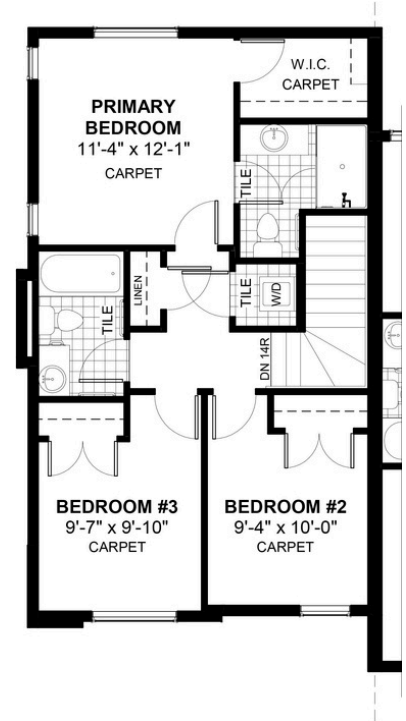
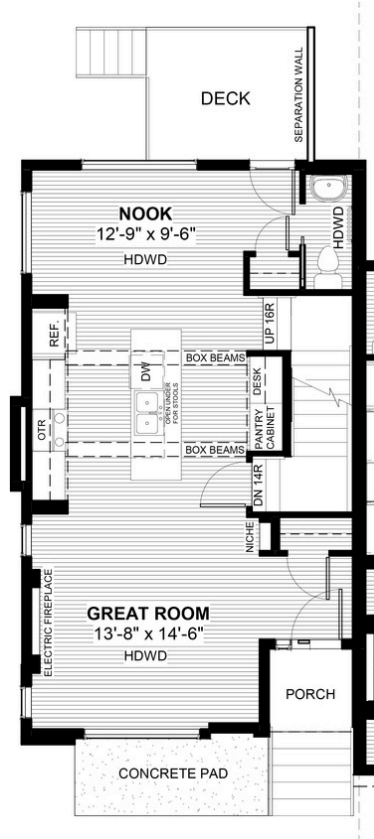
- ★ Premium light fixtures with the addition of disc lights throughout the kitchen and nook
- 2 dropped pendants in the kitchen
- Raised TV plug in great room and primary bedroom
- ★ Security system includes motion sensors & alarm

Plumbing & Mechanical Features

- ★ Air conditioner
- Power-drip humidifier
- Radon gas removal system rough-in
- High-efficiency furnace
- Heat recovery ventilation system
- High-efficiency electric hot water tank
- Waterline rough-in to fridge
- 2 exterior hose bib
- Furnace and air duct cleaning prior to possession

Miscellaneous

- ★ Drapery and hardware installed in the great room and primary bedroom
- ★ Roller shades installed in the great room, nook and upper floor bedrooms
- ★ Designer wallpaper in the primary bedroom.



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CONTACT US



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