

FERNIE 3

115 Southborough Crescent • Southbow Landing, Cochrane



1513 sq. ft.



3 bedrooms



2.5 bathrooms



20'

SHOWHOME FEATURE SHEET



- Modern contemporary exterior includes premium dark siding, vertical and horizontal vinyl siding, smartboard battens, window grills, asphalt shingles, and cultured stone.
- Upgraded decoration required to front, side, and rear elevation for this corner lot
- 8' high painted front door with clear glass insert
- Front porch with treated wood decking with smartboard risers and aluminum railing.
- ★ Rear treated wood deck with, smartboard skirting, aluminum railing & steps to grade
- ★ Rear lane leads to a detached 20'x20' garage
- 9' main floor ceilings
- Oversized windows through-out home including 1'-0" extension to main floor windows, and transom over rear french door
- ★ Corner lot elevation includes additional windows to side of great room, nook & flex room
- ★ Hardwood throughout main floor, including the flex room
- Tile to laundry room, and upper floor bathrooms
- Quartz countertops throughout home

EXTERIOR & INTERIOR KEY FEATURES

Kitchen

- High-end stainless steel appliances, including electric stove, built-in microwave, dishwasher, and chimney-style hood fan
- ★ Stainless steel fridge with ice and water dispenser
- Quartz countertops throughout the kitchen with a large 9' kitchen island, ample seating space, and undermount sink, complemented by a beige glossy porcelain backsplash
- ★ Waterfall kitchen island
- Two tone cabinetry in the colors Ebony Wipe [stained], and Chantilly Lace [paint upgrade]
- ★ Upgraded Micro Shaker cabinet door profile
- 2 box beams in kitchen painted in feature colour
- Spacious pantry cabinet providing extra storage for all your kitchen essentials
- Dedicated desk area, perfect for a coffee station or additional prep space
- Soft-close drawers and doors



Main Floor

- ★ Flex room enhanced with two 8' clear french doors with fixed french doors on either side, hardwood flooring, and an additional exterior door for expanded access.
- ★ Powder room features an upgraded pedestal sink with upgraded matte black trim around the oversized mirror
- Basement side entrance at the staircase
- 3 drywall niche shelves in great room provides a space to display decorative items
- Electric fireplace in the great room with accent wall color
- Spacious closets located at both the foyer and rear entry for additional storage



Primary Bedroom

- Primary bedroom includes pocket door to ensuite and walk-in closet
- ★ Ensuite includes separated double vanities, built-in tub, 34"x48" acrylic shower base with an upgraded full height tile pattern, and an upgraded 80" high glass shower door.
- ★ Matte black trim to ensuite mirrors



★ = Upgrades specific to this Showhome

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SHOWHOME FEATURES CONTINUED

Upper Floor

- 3 piece main bath, tub & shower combo featuring a tub base with tiled walls
- Carpet in all bedrooms
- Convenient upper floor laundry room
- "Nexgen" cabinets to all bathroom in the color Silva

Lighting & Electrical Features

- Premium light fixtures with the addition of disc lights throughout the kitchen & nook
- ★ Additional disc lights in the flex room room
- 2 dropped pendants over kitchen island
- ★ Pendant light and a disc light in powder room in lieu of wall light
- Custom primary bedroom light fixture
- Raised TV plug in great room and primary bedroom
- Security system includes motion sensors, alarm, & keypad

Plumbing & Mechanical Features

- ★ Air conditioner
- Waterline hook-up to fridge
- Power-drip humidifier
- Radon gas removal system rough-in
- High-efficiency furnace
- Heat recovery ventilation system
- High efficiency electric hot water tank
- 2 Exterior hose bibs

Miscellaneous

- ★ Roller shades installed in great room, nook, flex room, & upper floor bedrooms
- ★ Drapery at primary bedroom and great room
- ★ Wallpaper in the primary bedroom & kids bedroom



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CONTACT US



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