

A Price You'll Be Bragging About For Years



House is as built and may differ slightly from this image.

Premium lot backing on to treed area (differs from image shown)

NO REAR NEIGHBOUR... EVER

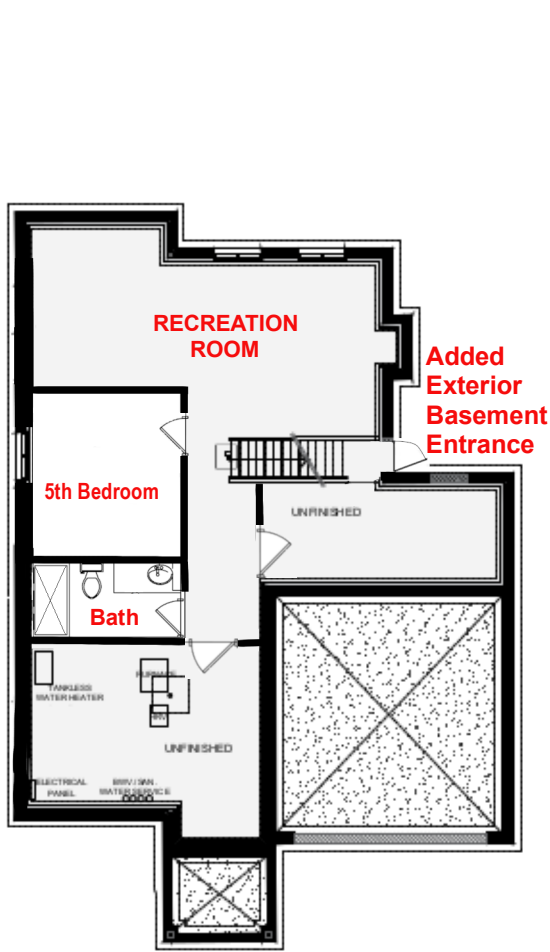
Design Upgrades included (plus more):

- **Four full bathrooms plus powder room – Five Bedrooms**
- **Separate Basement Entrance**
- **Finished Basement Recreation Room – BEDROOM AND 3 PIECE BATH**
- Enlarged Primary Suite with custom ensuite shower with glass surround and lighting
- Upgraded Kitchen cabinetry – soft close doors & drawers
- Quartz countertops – kitchen, butler pantry and primary ensuite bath
- Upgraded Linear Gas Living Room Fireplace
- Upgraded baseboards (5" and 2 3/4") trim all finished areas to bevelled edge MDF painted white
- All interior doors upgraded to Lincoln Park with Upgraded black lever handles & hinges
- Upgraded Porcelain tile floors & bathroom walls to 12" x24" tiles (except shower floors - acrylic)
- Engineered 5" hardwood floor Main floor including foyer, hall, living, dining, family room floor
- Rails, Spindles & Posts Main & 2nd floor: modern oak square style with square black metal spindles.
- Smooth ceilings all finished interior areas, as per plan
- Fully insulated and dry walled garage
- Enlarged Basement Windows
- Kitchen & main floor hall pot lights and switches added

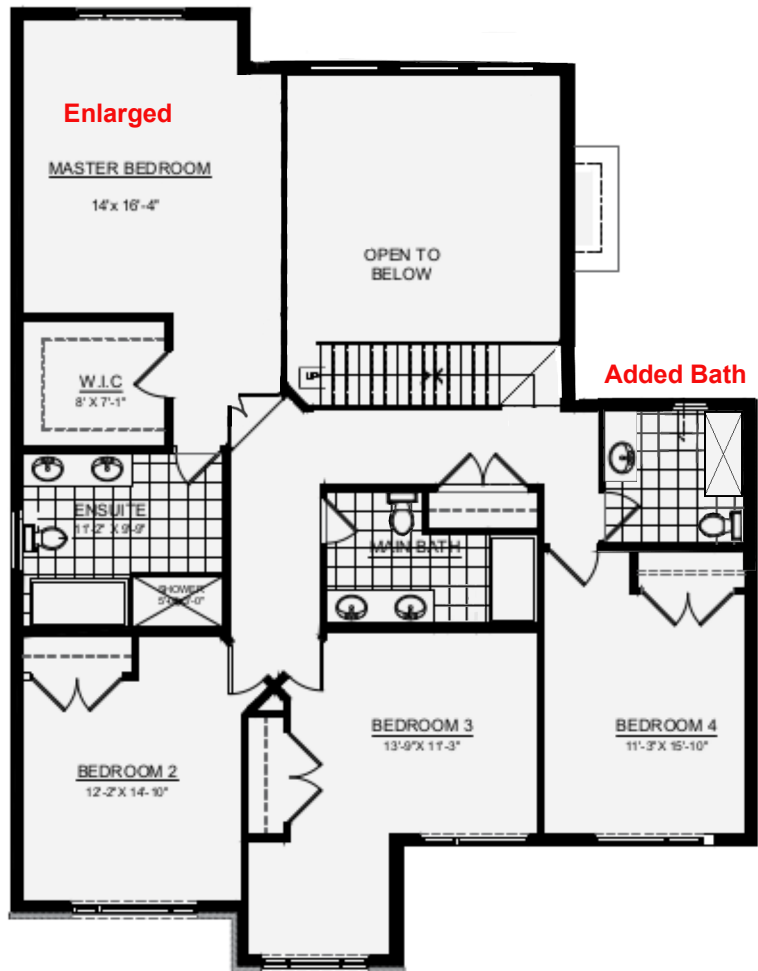
Exterior:

- Upgraded elevation with stone, masonry and metal siding accent
- Double Garage Door - Upgraded & insulated
- Front door: Double door with glass inserts (no sidelights)
- Pot lights & switches added to exterior porch & garage

1,149,900
Rebate applied



BASEMENT FLOOR

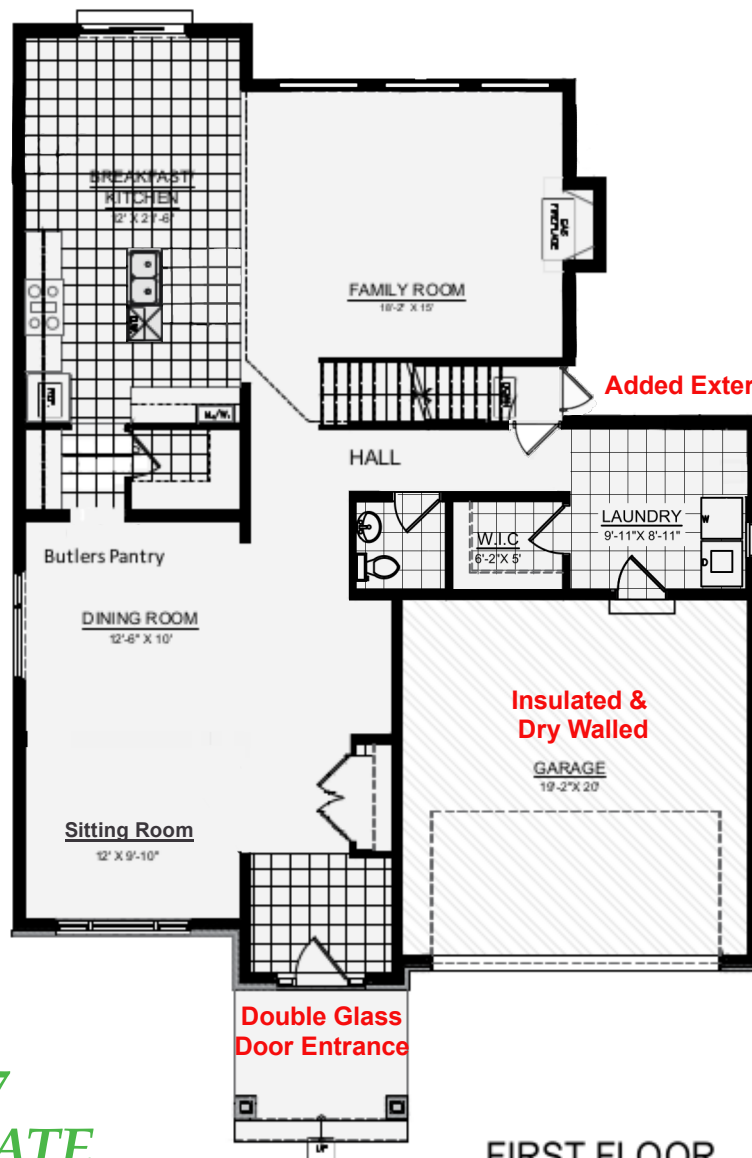


SECOND FLOOR

PLUS OPEN TO BELOW 343 SQ.FT



**2003 & 2007
CESSNA PRIVATE**



FIRST FLOOR