



Presents

Custom Home in Blue Mountain

2,908 sq.ft. Designed with Distinction

Lot Size 90' x 139' (+/-)

Backing onto 30 acres of Mature Woodlot

Superb Finishings Featuring:

- **9' High** Main Floor ceilings with **brehtaking two-storey cathedral ceiling space in Great Room.**
- **9' High** Basement ceiling, **9' High** Loft ceiling
- **Engineered Pre-finished Oak Hardwood** throughout entire Main Floor and Loft Area, except tiled areas.
- **Quartz countertops** in Kitchen and all Bathroom Vanities, with undermount sink, from Builder's standard samples
- **Decorative backsplash** in Kitchen
- **Upgrade #3 cabinet doors** in Kitchen with extended uppers.
- **Soft close** doors and drawers in Kitchen.
- **Pot and Pan drawers** in Kitchen
- **Crown moulding** and **lower valence moulding** in Kitchen
- **Smooth finished ceilings** throughout
- **5-piece luxury Master Ensuite Bath**, with freestanding tub, and stand-up shower with **frameless glass shower enclosure**
- **Moen Align** plumbing fixtures throughout
- **12 – 4" LED pot lights** on Main Floor
- Upgraded tile throughout
- **Gas Fireplace** with decorative mantle
- **Oak staircase, oak handrails and rod iron pickets** (finish to match hardwood)
- **Upgraded 1-step beveled 3 1/2" casing and 7 1/4" baseboard.**
- **Satin nickel straight lever** interior door handles.
- **8' high interior doors** on Main Floor
- **Central Air Conditioning**
- **Covered deck** area in the rear
- **3-car garage**
- **Oversized 9' x 8' roll-up garage doors**
- Asphalt paved driveway – 2 coats

Contact sales rep for complete list of features.
Features are subject to change without notice
August 9th, 2024 E. & O.E.