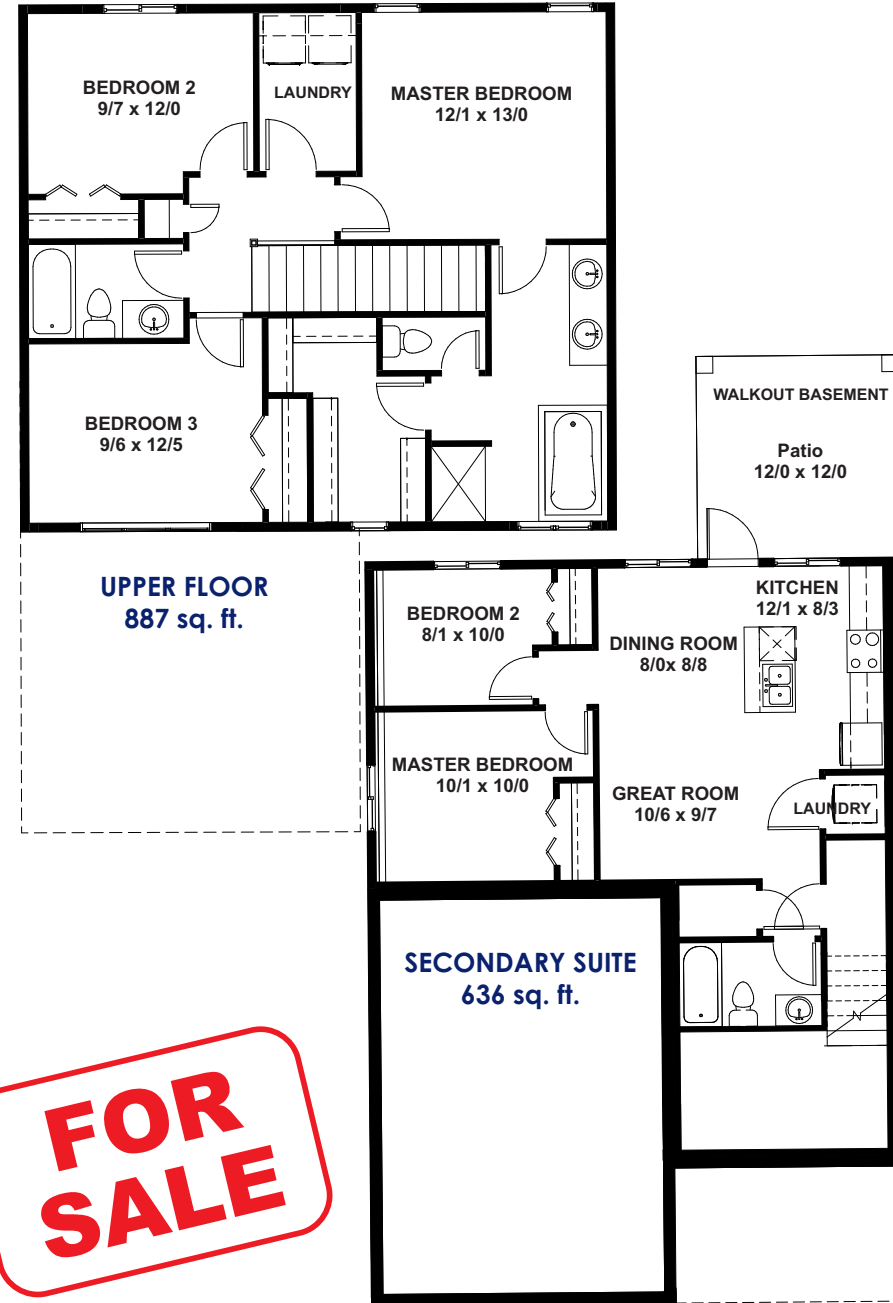
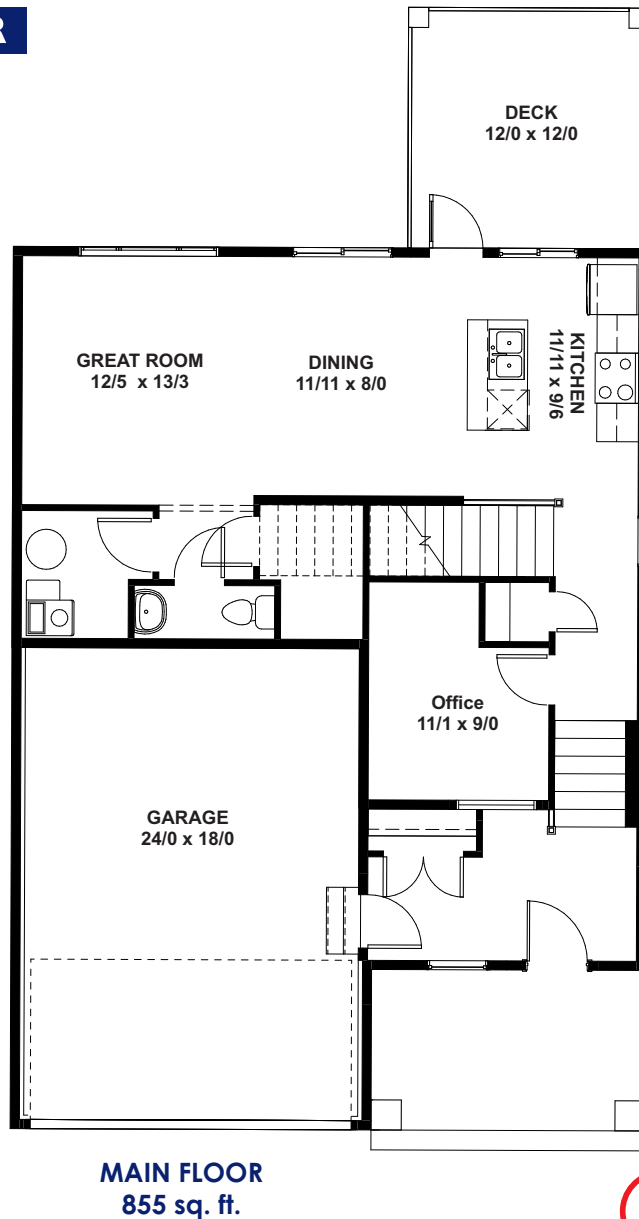




SECONDARY SUITE

- Legal Secondary 2 Storey Home
- 1,742 square feet main & upper level
- 636 square feet in full basement suite
- Walkout basement
- 4 appliance package for each level
- High-efficient package
- Sound and fire prevention
- HRV system
- 12' x 12' deck with aluminum railing
- Under slab heat in basement
- Rear gravel parking pad
- 24' x 18' Garage
- Exterior accent features



FOR SALE

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TRUE-LINE ESSENTIALS ...

- Generous allowance for cabinets, flooring, lighting & wall tile
- 11 interior door styles to select from
- 5 finishes for door knobs or levers to select from
- Multiple styles of bathroom hardware to select from
- 1 main & 1 accent colour of high quality paint
- 4" MDF Base, 3" MDF Casing painted
- Full height tiled kitchen backsplash
- Waterline to fridge
- Low flush toilets
- Drip-free bathroom fans
- Roughed in vacuum system
- TV & phone outlets in all bedrooms & living areas
- Christmas light plugs in soffit with switch in front closet
- 8'4" foundation walls
- 6 mil poly under basement slab
- 16" on centre silent floor system
- Premium sub flooring; glued & nailed
- Poured concrete driveway & sidewalks
- Rock accents on exterior
- 35 -year IKO fibreglass shingles
- 96% High-efficient 2-stage DC variable speed furnace
- Tyvek® HomeWrap system
- R12 insulation in the basement frost walls
- Insulated rim board R14
- HS4A dual-1 Sunstop argon filled R-4.17 windows

CHOICE FEATURES IN THIS HOME ...

- Vinyl Plank and premium carpet flooring
- Upgraded Cabinets
- Walkout basement
- Soaker tub & double sinks in the ensuite
- 4 appliance package for both levels
- Sound and fire prevention
- High Efficient Package
- Heat recovery ventilation system (HRV)
- 12' x 12' Duradeck with aluminum railing
- 12' x 12' concrete patio at walk-out suite
- Under-slab heat in basement
- Rear gravel parking pad
- Concrete patio under rear deck
- Garage sump
- Exterior accent features



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Purchase this home today: \$599,970*
(including lot & GST)