



HART VILLAGE

est.1847



LOT 25 – The Hollyoak A
2,308 sq. ft. ~ \$870,900
Summer 2019 Occupancy Available

NetZero® ready home
3 bedroom home with double car garage.
Covered Rear Porch
Large Mudroom and walk in closet off garage entry door.
Bonus Room on Second Floor

Kitchen

- Quartz countertops with undermount stainless steel sink
- Marble backsplash
- Large walk in pantry with frosted glass door
- Under valance lighting
- Extra deep island with microwave shelf and breakfast bar
- Waterline for fridge
- 4 potlights
- Replace OTR with chimney hood fan
- Built in double waste bin
- Build out cabinet over the fridge
- 42" uppers to ceiling with crown moulding

Great Room

- 74" electric fireplace
- 4 potlights
- Conduit for cable above fireplace

Main Floor

- LVT flooring – Surewood Foothills

Bonus Room

- Additional window in bonus room/stairway
- 6 potlights

Main Bathroom

- Subway wall tile in tub area with skirt
- Pot light in the tub enclosure
- Upgraded 12x24 floor tile

Master Bedroom

- Coffered ceiling

Ensuite

- Quartz countertop
- Custom Glass Shower
- Potlight in the Shower
- Double undermounted sinks in Vanity
- Centre bank of drawers in vanity
- 18x18 floor tile and 12x24 wall tile

Main Floor to Second Floor

- Hardwood stairs
- Maple railing with wrought iron pickets

Main Floor to Basement

- LVT flooring from main floor to basement stair landing
- Side entry door into stairway

Basement

- 3 large 56"x32" windows
- Drain for future basement kitchen

Throughout Home

- Level 1 lighting package
- Lincoln Park interior doors
- Latitude lever satin nickel interior door hardware
- Contemporary baseboard and casing
- Cool Slate paint colour
- Upgraded faucets throughout
- Upgraded carpet and underpad throughout

Exterior

- Coloured windows, exterior millwork, grills & trim
- Century Handleset satin nickel front door hardware

For further information, please call (519)249-9356

E&OE Subject to change without notice February 8, 2019

*Price above includes HST.
All HST rebates to be assigned by Purchaser to Vendor.*