



HART VILLAGE

est.1847



LOT 50 – The Brookfield A
2,901 sq. ft. ~ \$941,900
\$926,900 if closing July 31, 2019

NetZero® ready home
4 bedroom, 4 bathroom home with double car garage.
Mudroom and home office off garage entry door.

Kitchen

- Quartz countertops with undermount granite sink
- Backsplash
- Double pantry
- Under valance lighting
- Extra deep 9' island with microwave shelf, breakfast bar and furniture base. Three pendant lights above island.
- 2 sets of deep pots and pans drawers
- Replace OTR with chimney hood fan
- Build out cabinet over the fridge
- 42" uppers to ceiling with crown moulding extended to ceiling
- Wide plank hardwood flooring

Great Room

- Wide plank hardwood flooring

Foyer, Hall, Mudroom & Office

- Upgraded 12x24 porcelain tile floor

Dining Room/Living Room

- Wide plank hardwood flooring

Second Floor Laundry Room

- Upgraded Luxury Vinyl Plank Flooring
- Laundry tub

Shared Bathroom between bedroom 2 & 3

- Quartz countertop with undermount sink
- Pot light in the tub enclosure
- Upgraded subway tile in tub enclosure
- Upgraded Luxury Vinyl Plank flooring

Ensuite Bathroom for Bedroom 4

- Quartz countertop with undermount sink
- Upgraded Luxury Vinyl Plank flooring

Master Bedroom Ensuite

- Quartz countertop with undermount sink
- Custom Glass Shower
- Pot light in the Shower
- Upgraded Luxury Vinyl Plank flooring
- Upgraded 8x20 wall time in custom shower

Main Floor to Second Floor

- Hardwood stairs
- Maple railing with wrought iron pickets

Main Floor to Basement

- Side entry door into stairway

Basement

- 2 extra plates on foundation adding 3" to basement ceiling height
- 2 large 56"x32" windows
- 3 – 40"x24" windows
- Wet bar roughed in for future basement apartment
- Cold Cellar
- Laundry roughed in for future basement apartment

Throughout Home

- Georgian matte black interior door hardware
- Silver Screen paint colour
- Upgraded faucets throughout

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

E&OE

Subject to change without notice

May 9, 2019

Price above includes HST.

All HST rebates to be assigned by Purchaser to Vendor.