

1 DARNELL ROAD, GUELPH

Designer model home for sale.

FOR SALE: \$1,271,286

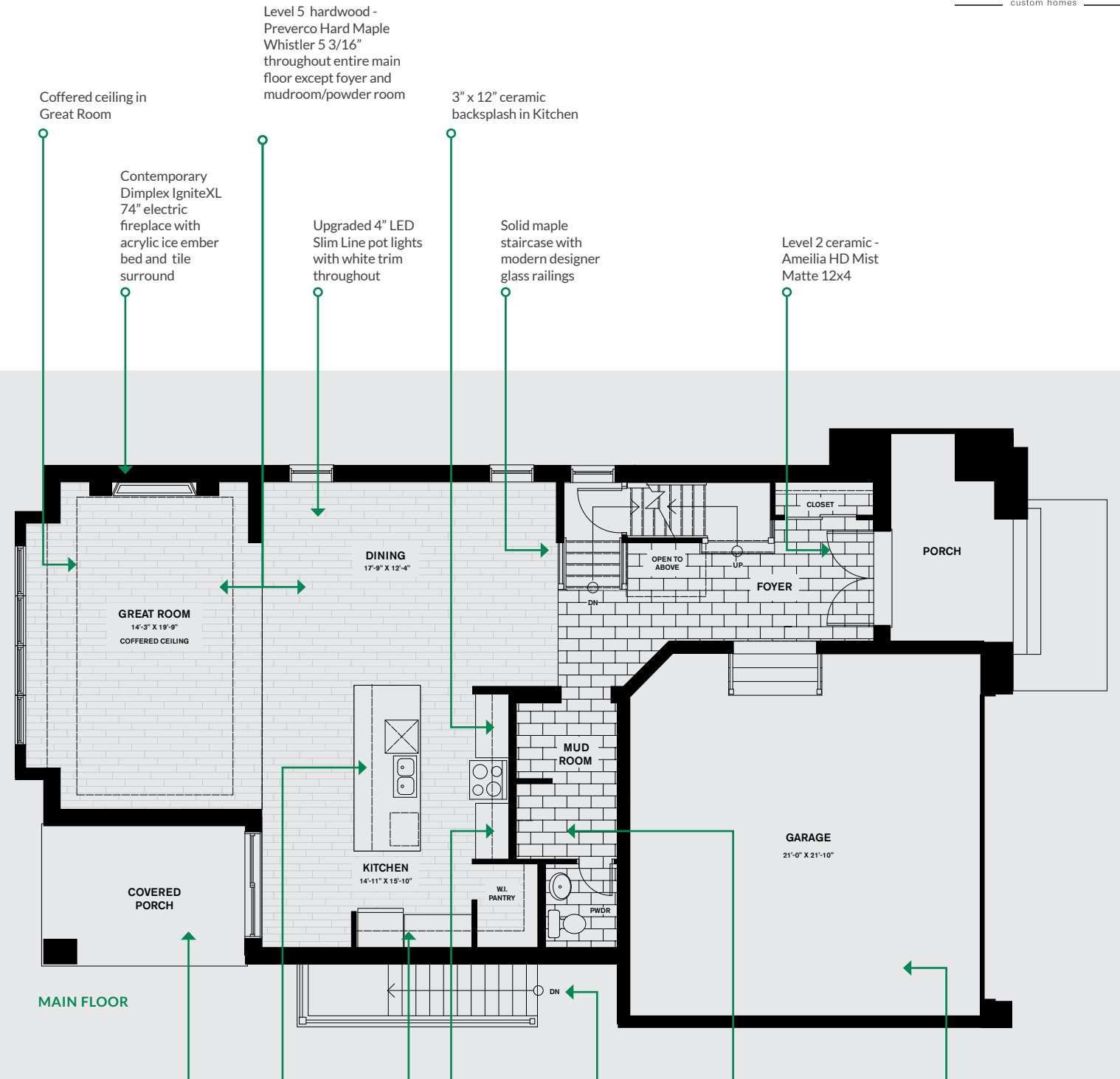


TerraView
custom homes

The Woodlands C | 2746 sq.ft. + 1004 sq.ft. in basement

Impeccable living & impressive savings.

MAIN FLOOR FEATURES



NET ZERO INCLUDED: A Net Zero home produces as much clean energy as they consume and use renewable energy systems to produce the remaining energy they require. A Terra View Net Zero home is up to 80% more energy efficient than a typical build and provides exceptional comfort, healthier living and continued savings.

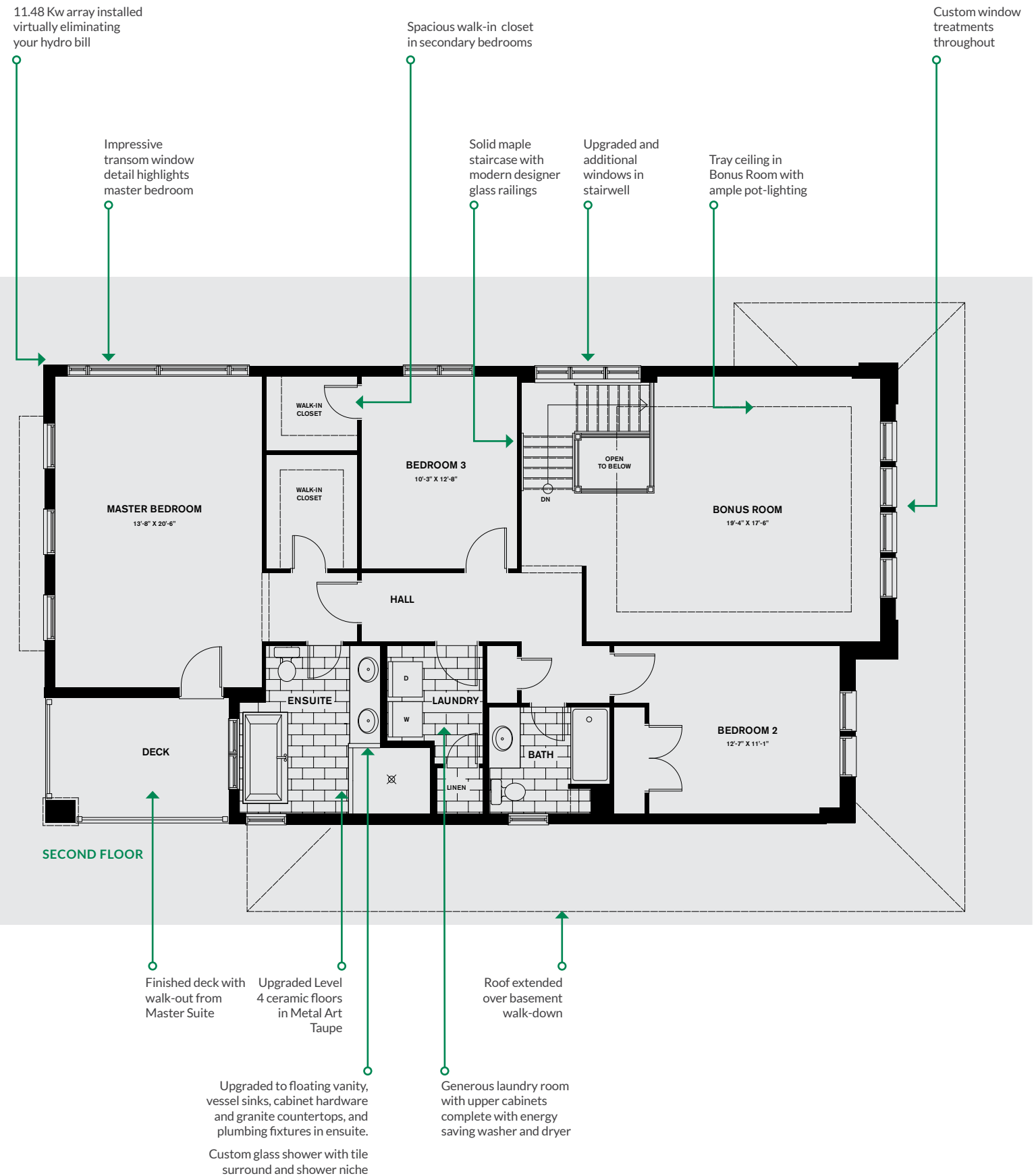
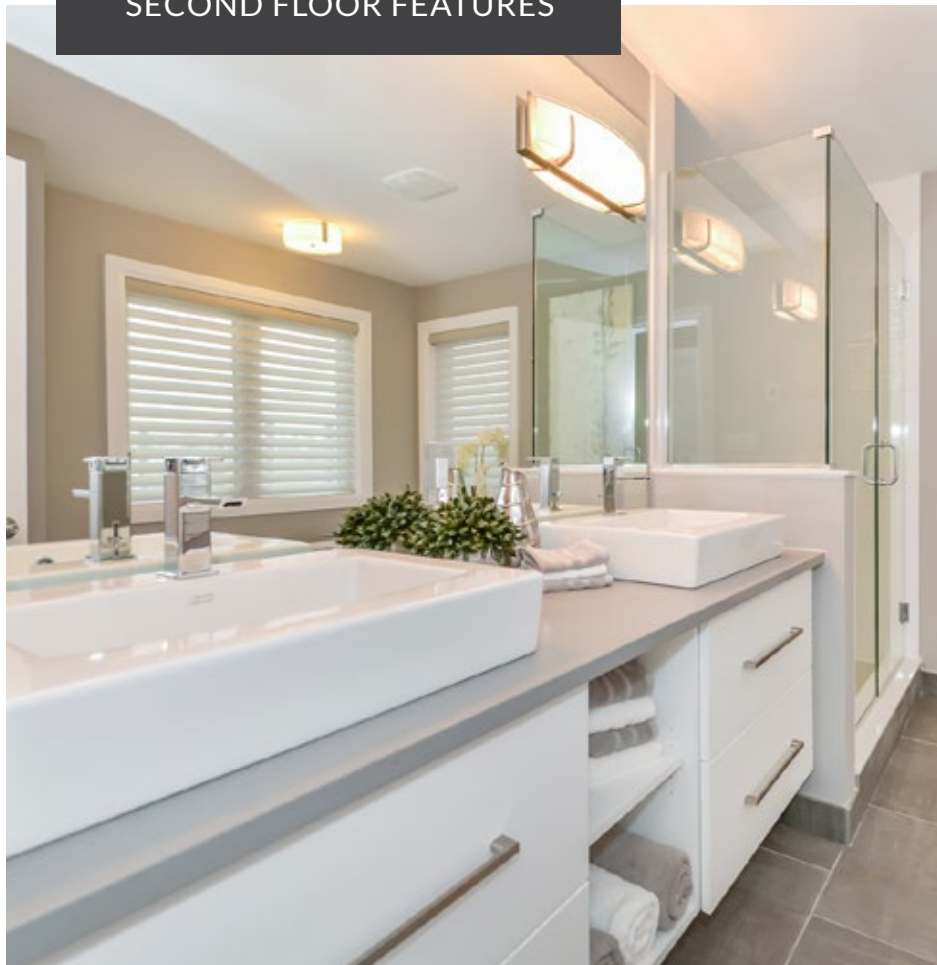
The open and airy layout of the main floor greets you in comfort and style. Enjoy endless upgrades throughout including spectacular hardwood granite surfaces, and custom window treatments throughout. The expansive fireplace adds impact to the Great Room which is further elevated with stunning ceiling details. Welcome home.

- Level 5 quartz countertops plus extra-wide island with waterfall edge
- Upgraded to level 3 kitchen hardware and frosted glass cabinet uppers.
- Gas Rough in for BBQ on covered porch
- Under-cabinet lighting in Kitchen
- Upgraded 4" LED Slim Line pot lights with white trim throughout
- Level 5 hardwood - Preverco Hard Maple Whistler 5 3/16" throughout entire main floor except foyer and mudroom/powder room
- 3" x 12" ceramic backsplash in Kitchen
- Solid maple staircase with modern designer glass railings
- Level 2 ceramic - Amelia HD Mist Matte 12x4
- Separate covered entrance to basement
- Oversized mudroom
- Extra wide 21'-0" x 21'-10" garage
- Includes rough-in for future car-charger
- Central vac rough-in per drop to garage with dedicated outlet

Custom cabinets include soft close doors and drawers, 36" uppers, cutlery drawer, spice tray, waste centre, tilt front sink drawer and pot and pan drawers
Kitchen and Laundry appliances included

Bringing you a higher level of living.

SECOND FLOOR FEATURES



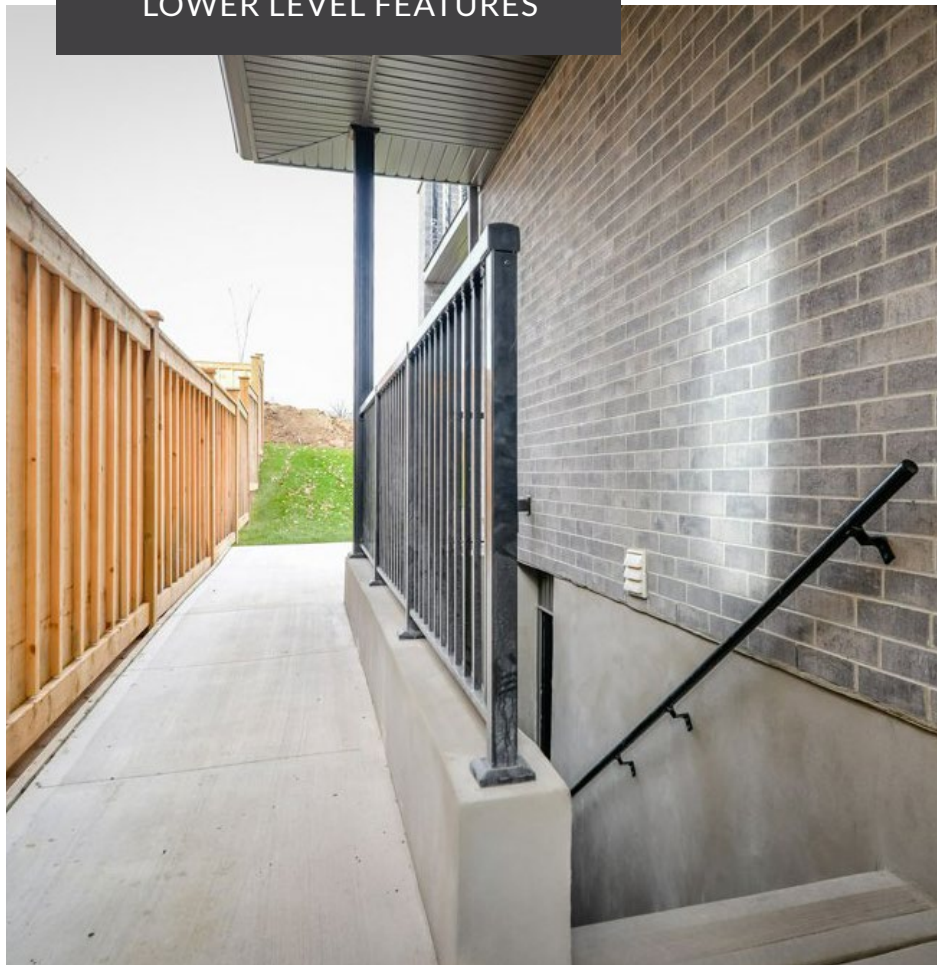
Give it no second thought - the second floor boasts the same level of luxury as the rest of the home. The Master retreat is an especially stunning space featuring impressive transom window wall feature to frame a king-sized bed. The ensuite is dressed in timeless design trends that include extra deep drawers, open stack cabinets, oversized linear door hardware, designer tile selections and upgraded porcelain vanity sinks plus so much more.



SIGNIFICANT SAVINGS:
11.48 Kw array installed virtually eliminates your hydro bill!

Better, bolder, and brighter basements.

LOWER LEVEL FEATURES



Basement apartment ready includes:

Windows increased to larger 56" x 32" with one Egress Slider Double Pane

Additional C.O & smoke detectors, 220V outlets for dryer & stove, arc fault outlet upgrades in Kitchen

Relay shut off to furnace, sprinkler head and Roxul utility ceiling

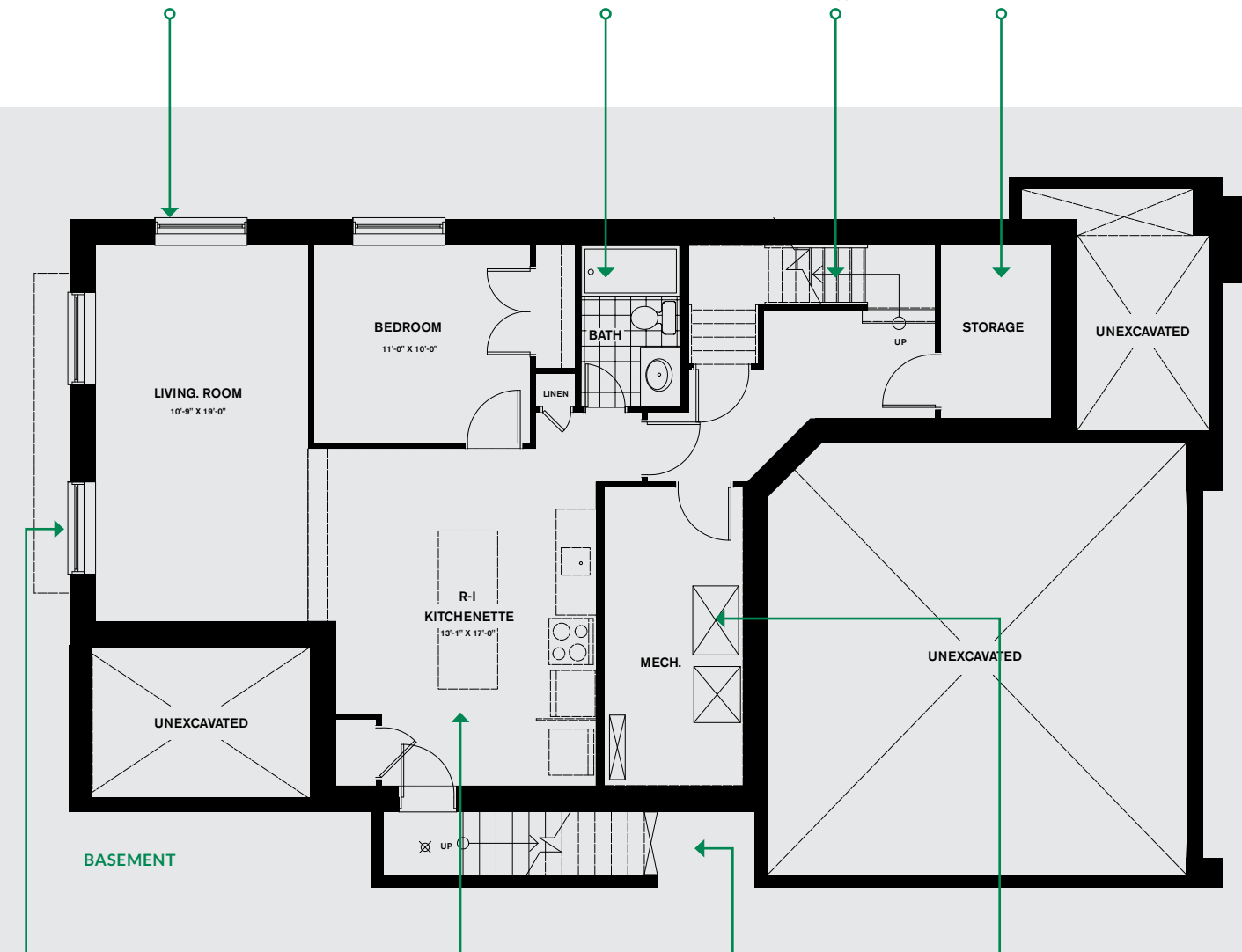
Water lines, floor drains and exhaust fans for additional laundry & Kitchen with own shut-off valves

Finished bathroom including one piece tub

Upgrade to kitchen-height vanity with quartz countertop

Stairs finished to basement

Extra storage space



Complete with living room, bedroom and full bath, the lower level is finished with impeccable standards for added comfort for your family, or to be used as a second income and rental space. You will notice all the energy efficient details that are a standard of Terra View and included in each and every home we build.

Additional basement window 56" x 32"

Rough-in for future kitchen

Exterior side entrance door to landing
Fire rated interior door between apartment area and main floor

Energy efficient furnace, central air, rental hot water heater, ERV, and Power Pipe to keep your home comfortable while saving you money throughout the year by reducing wasted energy.

Incredible value in an incredible home.

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Contact Shelley for more information
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