



# HART VILLAGE

est.1847



## **LOT 52 – 1,778 Custom Bungalow \$1,464,500**

**NetZero® ready home with 4KW Solar System.**

**3 bedroom bungalow, 2 bathroom home with oversized double car garage.  
Large covered deck on back to enjoy views of conservation.**

### **Main Floor**

- 10' ceilings
- 8' interior doors with upgraded hardware
- 8' front door with upgraded hardware
- Oversized 23'8"x20' double garage with one garage door opener

### **Kitchen & Dining**

- Quartz countertop with undermount sink
- Under Valance Lighting
- Backsplash
- Walk in pantry
- 9' island with breakfast bar and microwave shelf. Three upgraded pendant lights above island
- 4 sets of deep pots and pans drawers
- Replace OTR with chimney hood fan
- Build out cabinet over the fridge
- Waterline for fridge water/ice
- Extended height uppers with second row of cabinetry and crown moulding to the ceiling
- Hardwood Flooring
- 3 pot lights
- Upgraded light fixture above dining table

### **Great Room**

- Hardwood Flooring
- 74" linear electric fireplace with square beam mantle and conduit for television to be mounted above.
- 6 pot Lights

### **Foyer, Hall, Laundry & Mud Room**

- 24x24 upgraded ceramic tile
- Laundry quartz counter over washer and dryer as well as uppers above.

### **Main Bathroom**

- Quartz Countertop with undermount sink
- Floating high gloss white vanity
- Pot light and niche in the shower enclosure
- Upgraded subway tile surround in shower
- 24x24 Upgraded ceramic tile floor

### **Master Bedroom Ensuite**

- Custom Glass Shower with pot light and niche
- Built in soaker tub
- Upgraded large format tile in shower and tub area
- Upgraded Ceramic tile floor
- 84" white high gloss vanity with Quartz countertop and double upgraded undermount sinks with extra large mirror

### **Exterior:**

- Large 12'x20'6" Covered Deck with four lights, exterior ceiling fans and aluminum railing with glass panels.
- Gas rough in for bbq
- Stairs to rear yard from deck

### **Basement**

- Hardwood stairs to basement with glass railing
- Third Bedroom
- Large Finished Rec Room with wet bar rough in
- 10 pot lights
- 5 large 56"x32" windows as well as one 56x48 window
- Apartment ready rough in including stairs from garage into apartment area.

### **Throughout Home**

- Coloured windows and millwork.
- Cool Slate paint colour
- Upgraded lighting throughout
- Upgraded faucets throughout
- Upgraded contemporary 7 1/2" baseboard
- Upgraded interior doors and hardware

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

E&OE

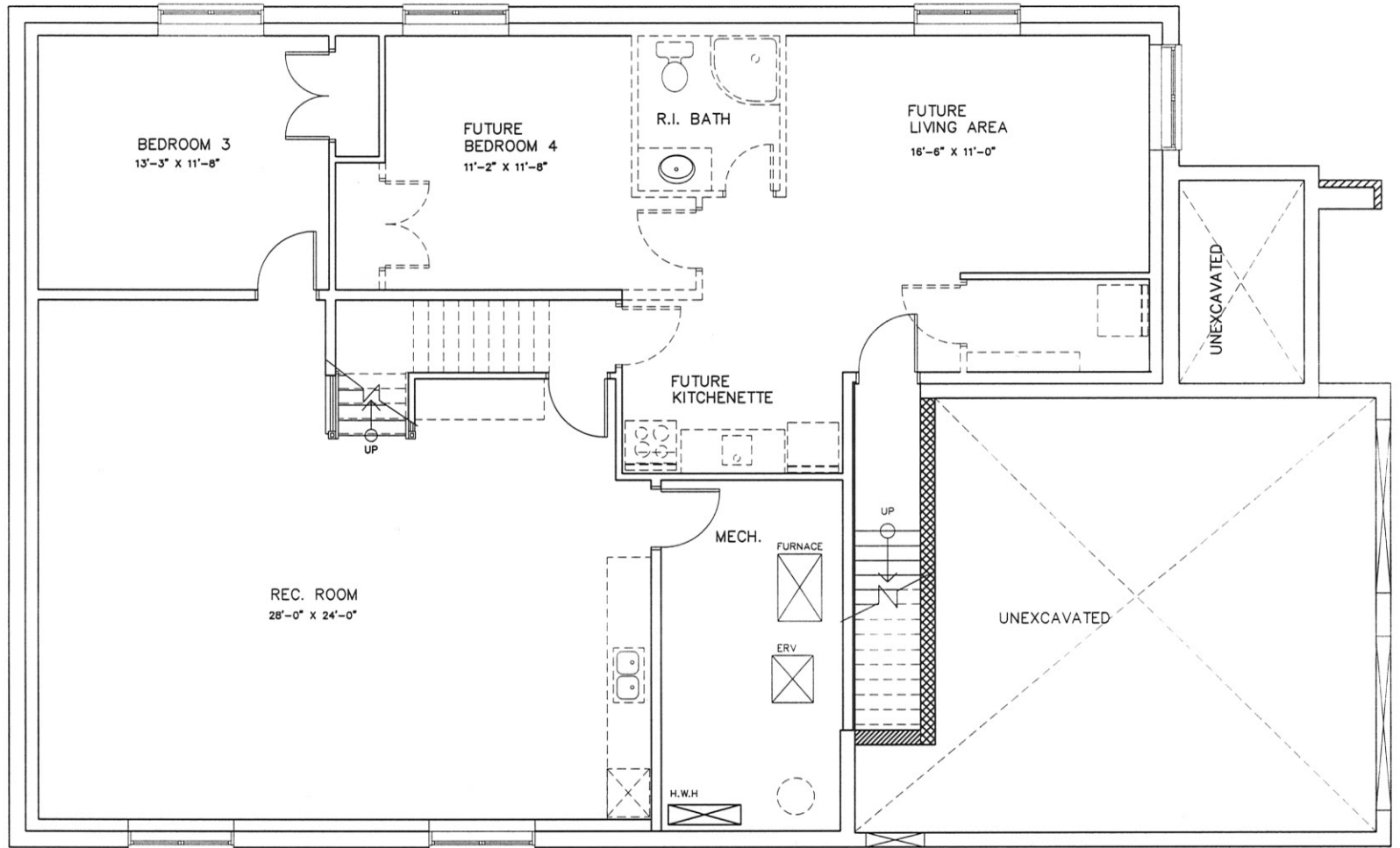
Subject to change without notice

December 1, 2020

Price above includes HST.

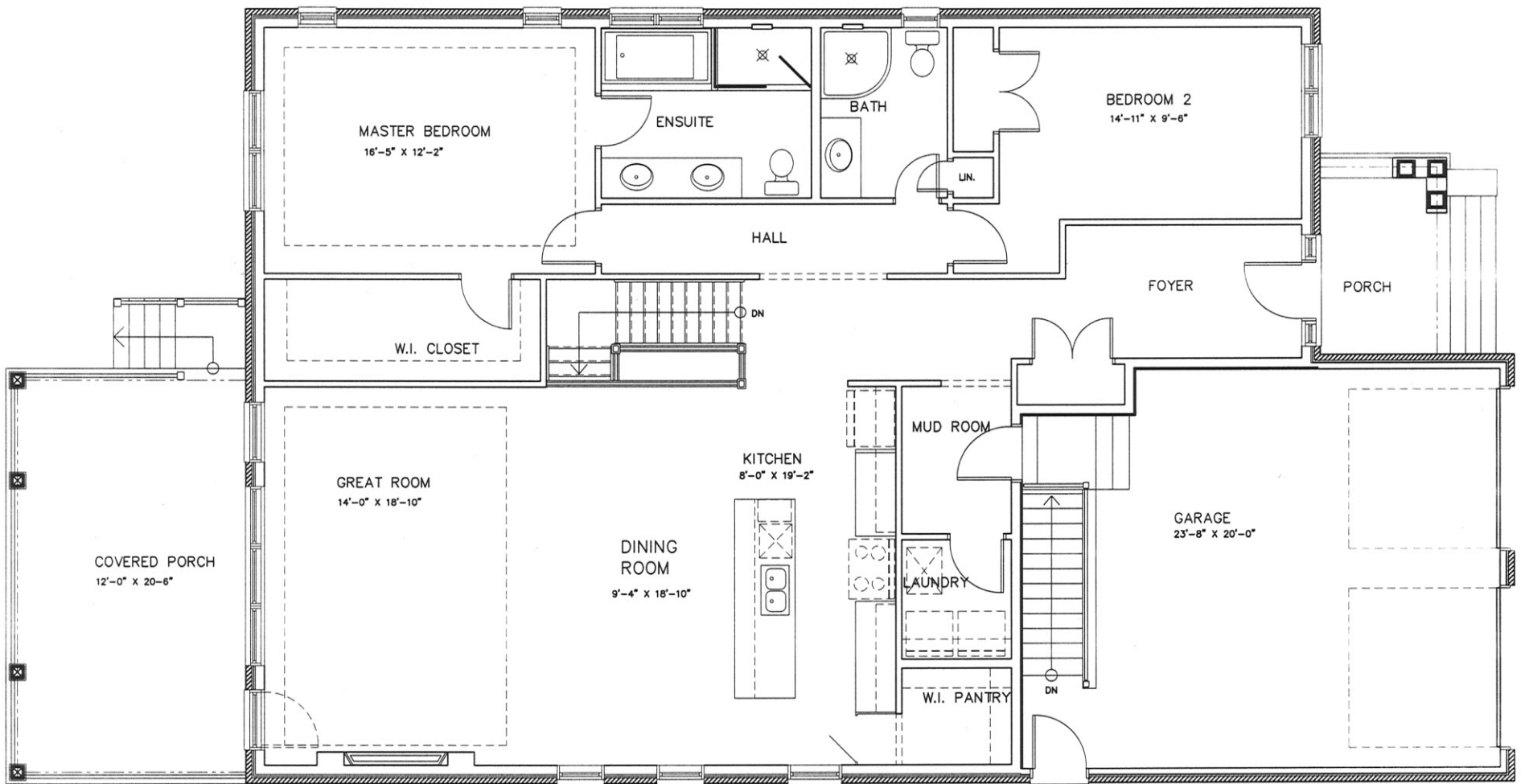
No changes can be made to this home.

All HST rebates to be assigned by Purchaser to Vendor.



**BASEMENT PLAN**

957 SQ.FT. FINISHED



**FIRST FLOOR PLAN**

957 SQ.FT. FINISHED