



# HART VILLAGE

est.1847



LOT 52 – 2,735 square feet (957 in basement) Custom Bungalow \$1,475,000

**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. Accent paint colour on fireplace bump out.
- 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

## Master Bedroom Ensuite

- Custom Glass Shower with corner seat, 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
- 957 finished square feet
- 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 ½" baseboard
- Upgraded interior doors and hardware

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

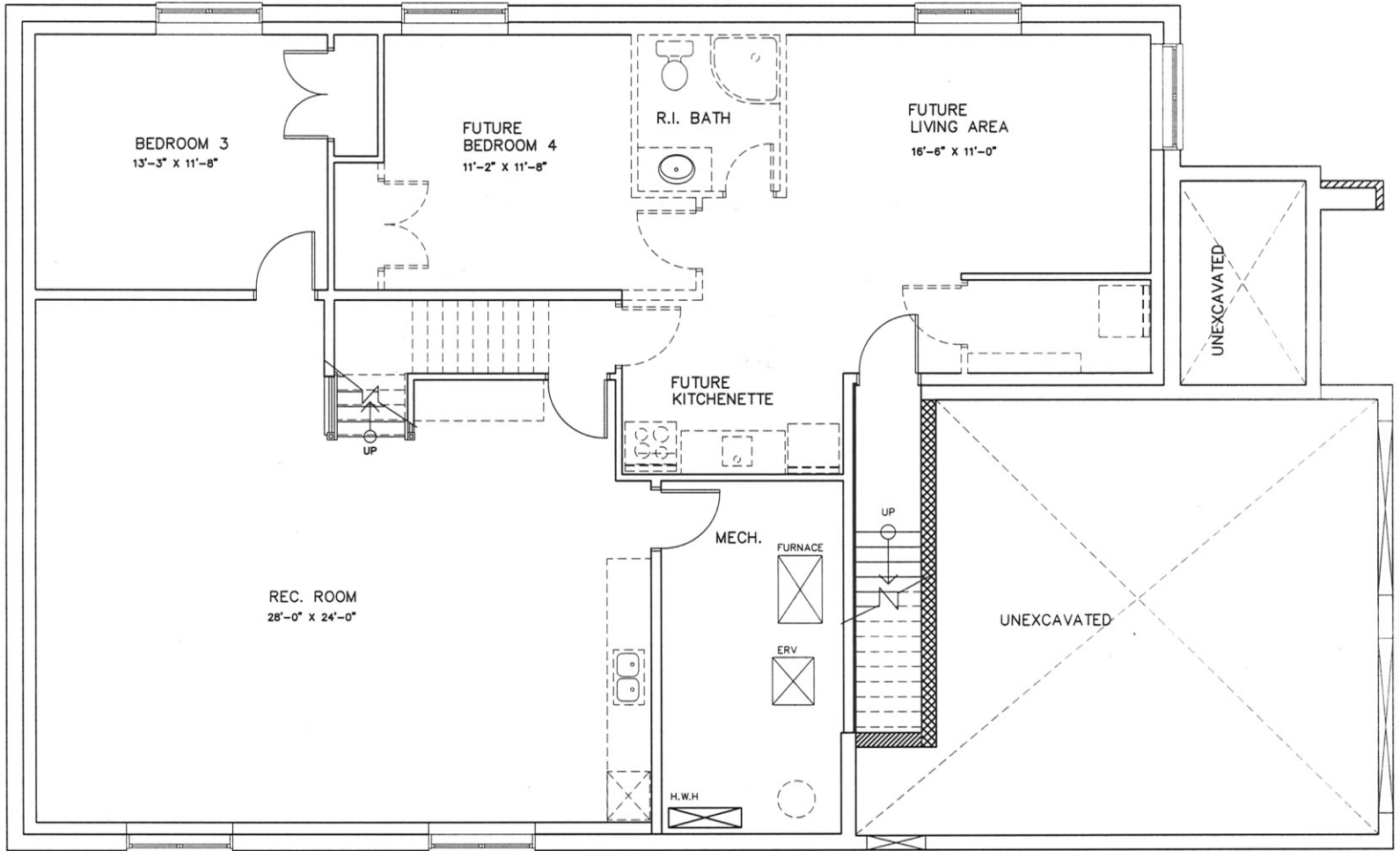
E&OE Subject to change without notice

February 3, 2021

Price above includes HST.

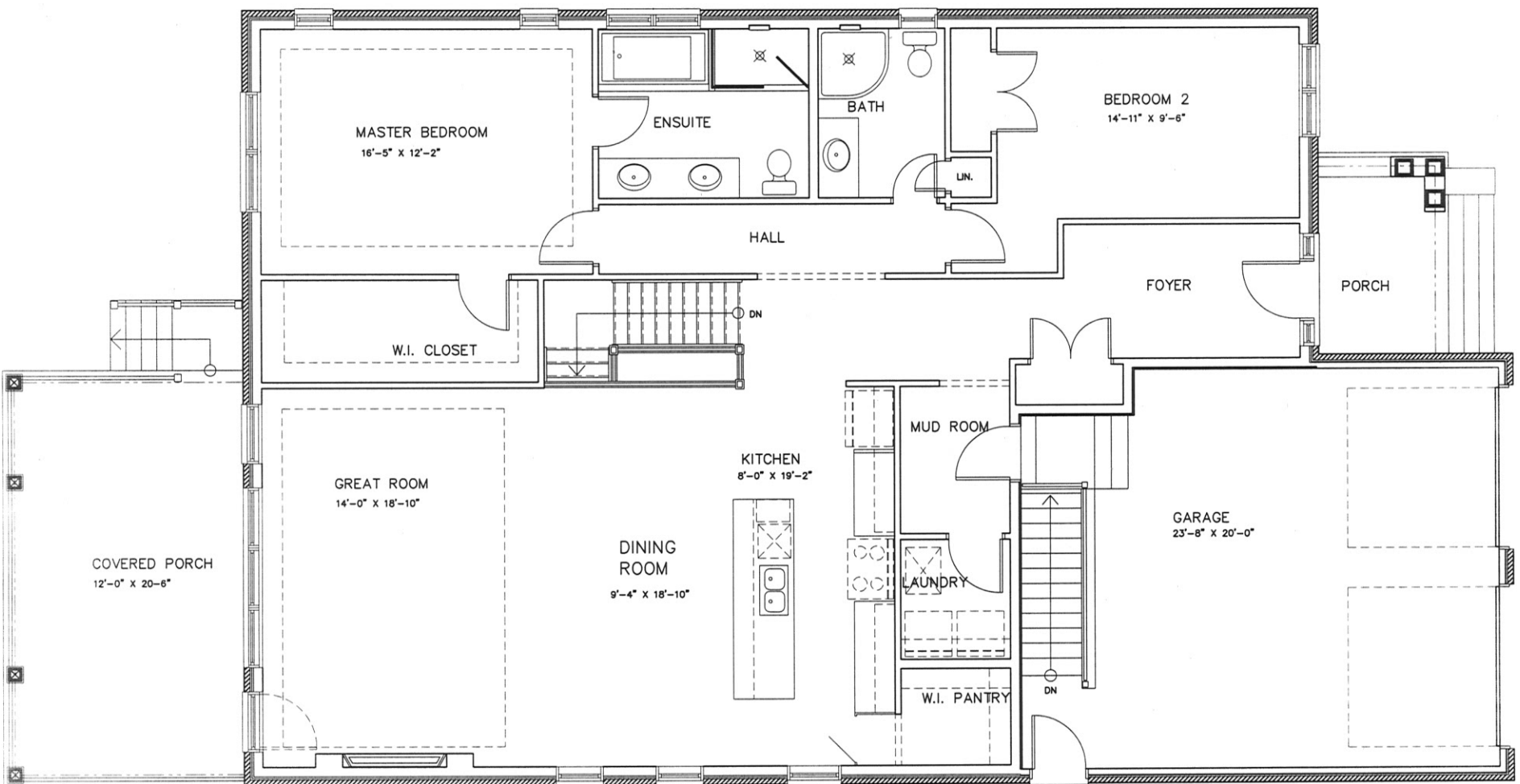
No changes can be made to this home.

All HST rebates to be assigned by Purchaser to Vendor.



**BASEMENT PLAN**

957 SQ.FT. FINISHED



**FIRST FLOOR PLAN**

1778 SQ.FT. FINISHED