

10397 Menard \$ 949, 995 Lot: 55' x 83' ~2450 Sq Ft 4 + 1 Bed / 3 Bath

Exp Nov 30



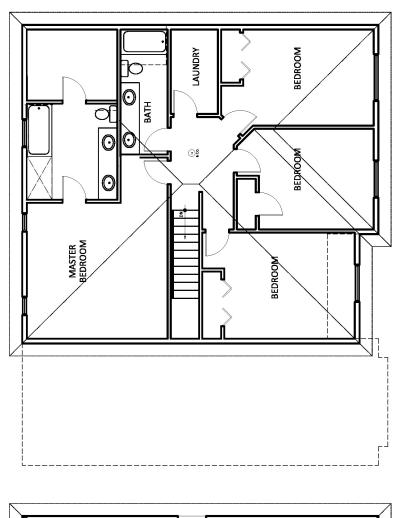
- 2 Storey Brick and Stucco
- Brand New Home with Full Tarion 7 Year Warranty
- Fruit Cellar, & Covered Grade Entrance
- Formal Dining Room
- Efficient Smart Dual Zone Heating, & Cooling system with Separate thermostats, AC, WIFi, HRV
- Second Floor Laundry
- Picture Patio Slider with Blinds
- Front Covered Porch
- Family Room Fireplace & Mantel
- **Granite Kitchen and Vanity Tops**
- Kitchen Backsplash
- Upgraded Lighting, Plumbing Fixtures, & Trim Package
- **Energy Star Coloured Windows**
- Gas (Stove, BBQ, Dryer) Water (Fridge)
- Conserving Toilets
- Engineered Plank Hardwood

- 9' Ceiling on Main Floor
- **LED Pot Lights**
- 2 Car Insulated Garage
- Insulated 18' Bay Door & Side door
- 24" x 24" Polished Porcelain Tile Floor
- Upgraded Gripset, & Grade 1 Locks
- Stone Sills, Address Stone
- **TruProtection**[™]**Lifetime Shingles**
- Rough in Alarm, Cat 5, HDMI, Cable
- .97 EF Tankless Water Heater (rental)
- Main Floor Bedroom
- Rough in Basement Bath
- Powder Room, Main Bath, & Master Ensuite
 - Master Custom Glass/Tile Shower, His and Her Vanities, Soaker Tub
- Large Kitchen with Island
 - Soft Close Doors/Drawers
 - Crown Molding
 - Tall Wall Cabinets, & Upper Cabinets with Glass Doors



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second floor plan living area: 1,260 sq.ft.

