



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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