

MODEL HOME FOR SALE

COBALT LOT 23, Phase 7 \$999,900

This home includes the following upgraded features:

Air conditioning	Included
Window treatments	Included
Potlights with dimmers throughout main floor	Included
Glass french doors leading into living room	Included
Built-in Storage in mudroom	Included
Upgraded main floor staircase to hardwood	Included
Upgraded kitchen features including floating shelves, stacked upper cabinets, extended backsplash, upgraded quartz countertops, and under cabinet lighting	Included
Upgraded custom kitchen island with X-pattern detail	Included
Upgraded hoodfan	Included
Gas fitting for stove	Included
Waterline to fridge	Included
Upgraded apron sink in kitchen	Included
Pots and pans drawers	Included
Garbage bin pullout	Included
Spice and oil pull out	Included
Microwave opening	Included
Upgraded ceramic tile in foyer, powder room & mudroom	Included
Upgraded interior doors throughout	Included
Upgraded hardwood on main floor, second floor hall, and in primary bedroom	Included
Upgraded underpad and carpet in bedrooms	Included
Upgraded light fixtures throughout	Included
Upgraded fireplace install	Included
Upgraded quartz in main bath and ensuite	Included
Upgraded ceramic tile in main bath	Included
Upgraded main bathroom, and ensuite, finishings and accessories	Included
Upgraded ensuite shower door	Included
Upgraded ceramic tile and install pattern in ensuite shower	Included
Upgraded flat pebble base for free-standing tub in ensuite	Included
Niche in ensuite shower	Included
Basement bathroom rough-in	Included
Painted basement floor	Included
Security system	Included

**MORE THAN \$100,000 IN UPGRADES
INCLUDED!***

***Furniture, art and appliances not included**

**CLOSING DATE APRIL 30th, 2024.
SEE SALES REPRESENTATIVE FOR MORE DETAILS.**

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Subject to change without notice. Prices include HST. Unit not eligible for any additional bonuses since the home is completed*
E & OE. December 13, 2023