

New Homes for Sale

136 & 138 HANOVER ROAD, MORDEN

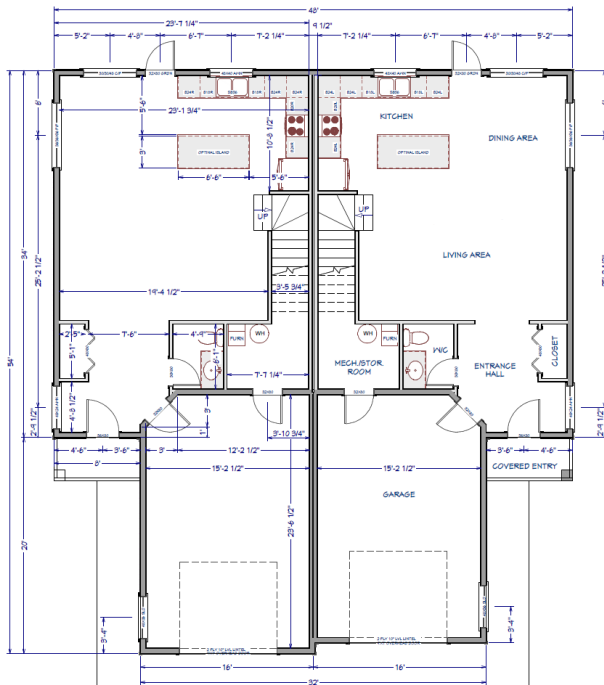
\$323,900 per unit
Net GST Included



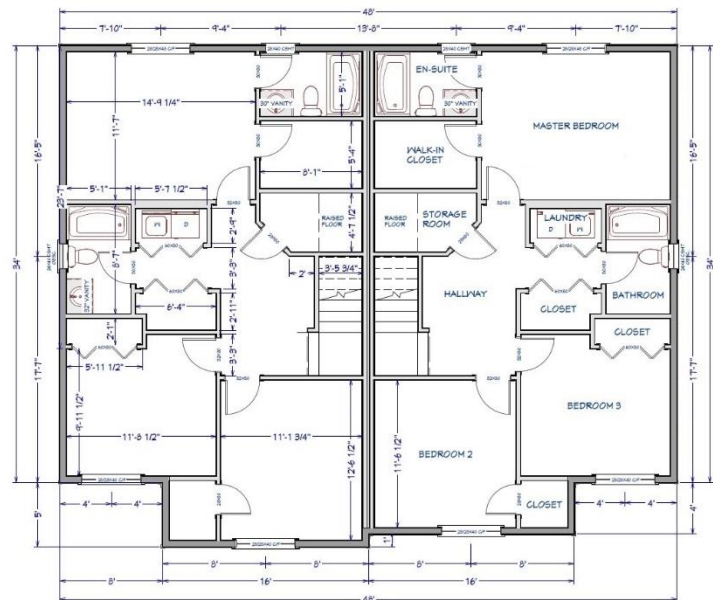
	SQUARE FEET:	LOT SIZE	GARAGE: Attached
BEDROOMS: 3	136 - 1,638	136 - 36' x 130'	136 - 16' x 24'
BATHROOMS: 2.5	138 - 1,622	138 - 28' x 130'	138 - 16' x 23'

Exterior colours may vary

MAIN FLOOR



SECOND FLOOR



FEATURES

General Construction

- 2x6 exterior walls with R22 insulation, house wrap
- 2x4 interior walls
- Double 2x4 partition wall with sound proofing insulation
- Engineered roof trusses at 24" o/c, R50 attic insulation
- Thickened edge slab concrete foundation
- Spray foam boxing in floor joists
- 9ft ceilings on main floor
- 8ft ceilings on second floor

Garage

- Oversized single garage
- Insulated & drywalled
- In-floor heat pipes (ready for boiler)
- 220V wire for heater (heater not included)

Exterior Finish

- IKO Cambridge Fiberglass Shingles
- Seamless steel siding
- Aluminum soffit and fascia
- Huron triple pane PVC windows
- Berdick exterior doors
- Concrete driveway and sidewalk

Interior Finish

- Painted hollow core doors
- 1x3 aspen painted trim
- Smooth ceilings, painted drywall
- Vinyl plank main floor & carpeted stairs

Cabinetry

- Floform laminate countertops
- Lexington Style kitchen cabinets by Commander Kitchens
- Soft close cabinet drawers and doors
- Island included

Circle Buyer's Selections:

Cabinets: *White / Grey*

Countertops: *White Cascade / Dusk Cascade*

Electrical

- 2 TV jacks
- 1 Phone jack
- 200-amp service
- Wiring as per code
- Separate hydro meter for each unit
- Electric furnace
- Central Air Conditioning
- Air exchanger
- Main floor in-floor heat pipes (ready for boiler)

Plumbing

- Double stainless steel kitchen sink
- Dishwasher rough in
- 2-piece main floor bathroom
- 2 x 4-piece second floor bathrooms (1 ensuite)
- C/V rough-in

Other

- Landscaping with topsoil and seed
- 6'x10' back concrete pad
- 8' PVC privacy fence between units
- **5-year Blanket Home Warranty Included**
- GST rebate back to Vendor

Additional Options Available for Purchase:

- | | |
|---|----------|
| <input type="checkbox"/> 5 Whirlpool White Appliances | +\$3,600 |
| <input type="checkbox"/> Floor Heat Boiler - Supplied and Installed | +\$4,500 |

