

# New Homes for Sale

## HANOVER DRIVE, MORDEN

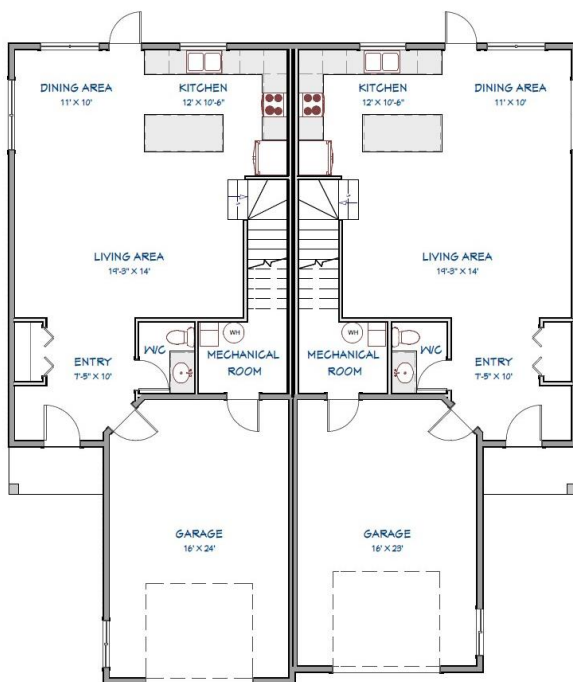
**\$325,900 per unit**  
Net GST Included



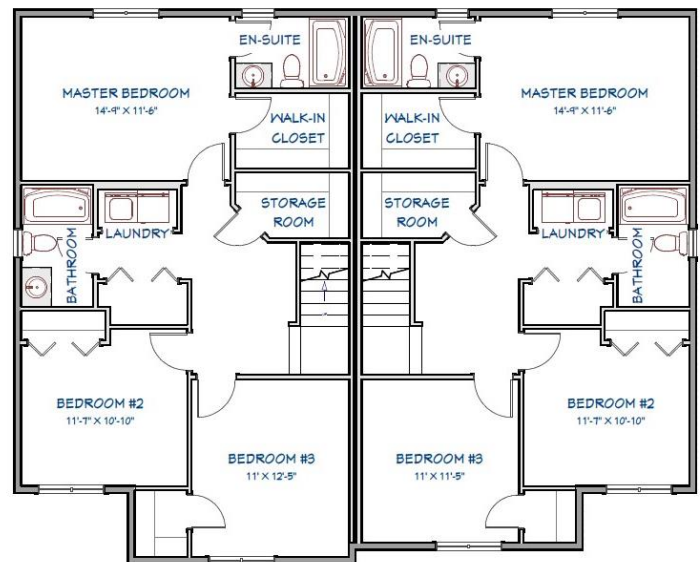
|                             |                                     |   |  |
|-----------------------------|-------------------------------------|---|--|
| <b>BEDROOMS:</b> 3          | <b>SQUARE FEET:</b><br>Left - 1,638 | <b>GARAGE:</b> Attached<br>Left – 16' x 24' | <b>EXTERIOR FINISHES:</b><br>Siding – Slate Grey |
| <b>BATHROOMS:</b> 2.5       | Right - 1,622                       | Right - 16' x 23'                           | Brick - Carbon                                   |
| <b>LOT SIZE:</b> 28' x 130' |                                     |   | Gables - Charcoal Gray                           |

Photos depict finished homes on Yellowstone Drive in Winkler.

### 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)
- Garage door opener & remote

## Exterior Finish

- IKO Cambridge Fiberglass Shingles
- Seamless steel siding
- Aluminum soffit and fascia
- Berdick 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 and 2<sup>nd</sup> floor

## 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
- 125-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)
- White Range Hood included

## Plumbing

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

## Other

- Landscaping with topsoil and seed
- 6'x10' back concrete pad
- 6' 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 – Supplied & Installed | + \$4,200 |
| <input type="checkbox"/> Floor Heat Boiler - Supplied and Installed          | + \$4,500 |
| <input type="checkbox"/> Stainless Steel Range Hood                          | + \$125   |

