

New Homes for Sale

HANOVER DRIVE, MORDEN

\$327,900 per unit
Net GST Included



BEDROOMS: 3
BATHROOMS: 2.5
LOT SIZE: 28' x 130'

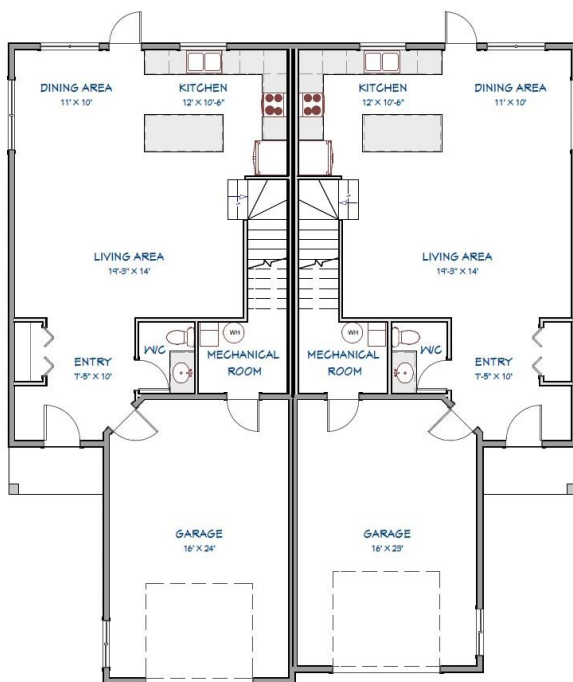
SQUARE FEET:
Left - 1,638
Right - 1,622

GARAGE: Attached
Left - 16' x 24'
Right - 16' x 23'

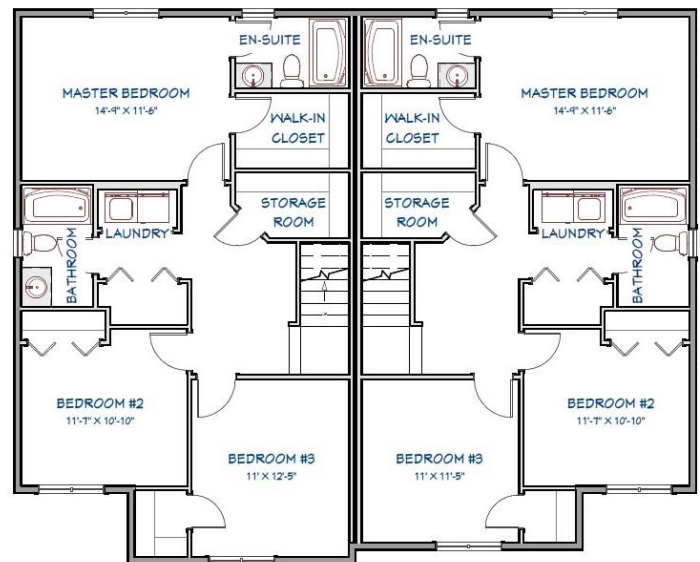
EXTERIOR FINISHES:
Siding - Slate Grey
Brick - Carbon
Gables - Charcoal Gray

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 2nd floor

Cabinetry

- Floform laminate countertops
- Lexington Style kitchen cabinets by Commander Kitchens
- Soft close cabinet drawers and doors
- Island included
- *Opening for fridge is 38", maximum fridge width allowed is 36*

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)
- 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**



SELECTIONS

Please Circle Buyer's Selections

Cabinets: *White* / *Grey*

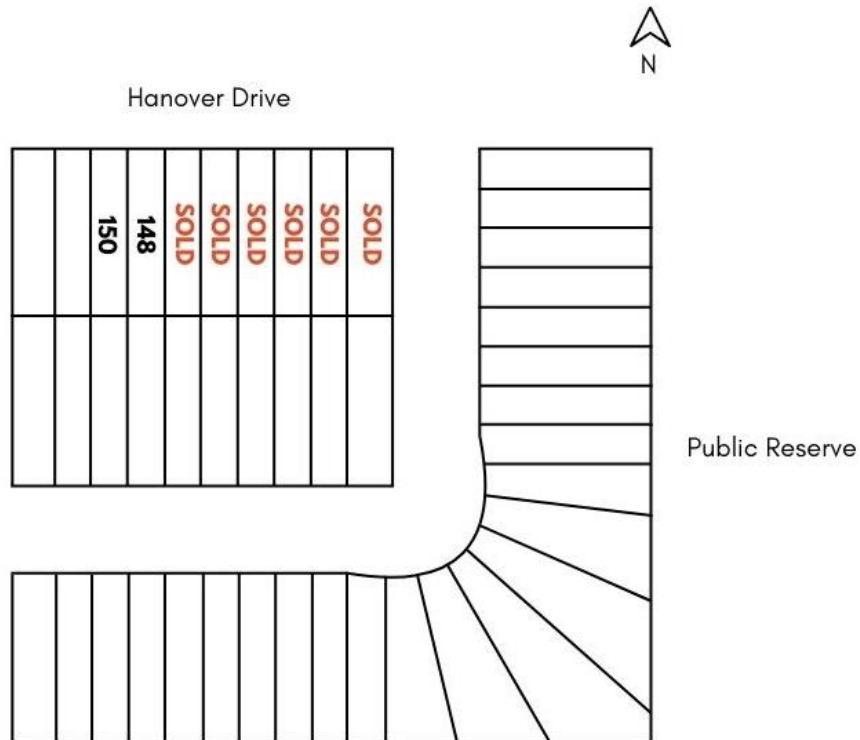
Countertops: *White Cascade* / *Dusk Cascade*

OPTIONS

Initials	Additional Options Available for Purchase	Price
	5 Whirlpool White Appliances – Supplied & Installed <i>Opening for fridge is 38", maximum fridge width allowed is 36"</i>	+\$4,200
	Stainless Steel Range Hood	+\$125
	Fridge Water Line <i>Price is based on install before walls are constructed</i>	+\$150
	Electric Floor Heat Boiler – Dual Zone Supplied and Installed	+5,300
	Natural Gas Floor Heat Boiler – Dual Zone Supplied and Installed	+\$7,755
	Natural Gas Furnace	+\$4,500
	Total	



LOCATION



Address	Legal Description	Possession date
136	SOLD	
138	SOLD	
140	SOLD	
142	SOLD	
144	SOLD	
146	SOLD	
148	Lot 4 Blk 2 Plan 72160	June 13 th , 2025
150	Lot 3 Blk 2 Plan 72160	June 20 th , 2025

