

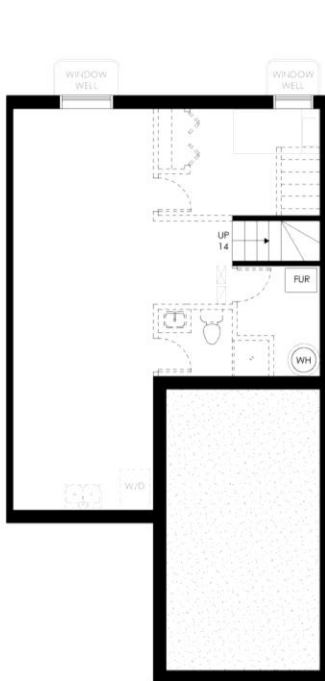
TOWNHOMES ON GEMSTONE

Ready for Possession October 15th, 2025

Starting at \$334,900
Net GST Included



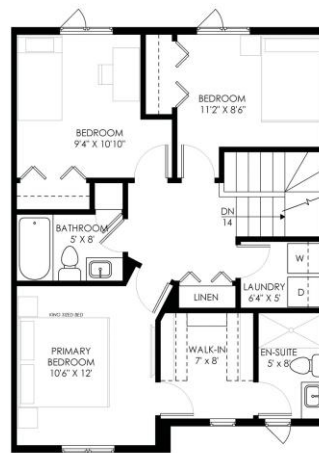
- 1,392 sq ft with 648 sq ft of unfinished basement
- Open concept living and dining area, kitchen with eat-at peninsula
- Second floor features 3 bedrooms and laundry room, primary bedroom has walk through closet leading to 3 pc ensuite
- 4 bedroom floor plan with no ensuite also available
- Additional features: central air, finished and heated garage, and stone patio area with privacy fence
- Basement has plumbing roughed in for kitchenette and laundry
- End units are \$339,900 including net GST



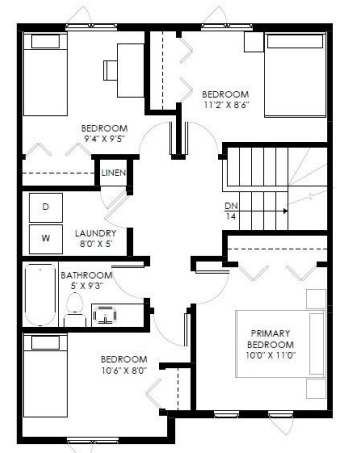
BASEMENT
648 sqft (including exterior walls)



MAIN FLOOR
648 sqft (including exterior walls)



SECOND FLOOR
744 sqft (including exterior walls)
3 bedroom with ensuite option



SECOND FLOOR
744 sqft (including exterior walls)
4 bedroom option



FEATURES

- Price includes Net GST with rebate back to vendor (unless buying as investment property)
- 5 Year New Home Warranty included
- Engineered ICF foundation, 8ft basement walls with perimeter drywalled
- 12x21'6" garage - taped and painted with Electric heater installed
- Vinyl siding with Hardie Board trims
- 25-year warranty shingles
- Vinyl click-in flooring with colour options
- Carpet in bedrooms with colour options
- Carpeted stairs
- Laminate countertops with colour options
- Vinyl-wrap cabinet doors
- 4-piece Main bathroom in each suite c/w 1-piece acrylic bathtub
- 3-piece Ensuite c/w 5' shower and pressure balanced faucets
- Ducted white range hood
- Moov-air Heat pump c/w 2 Ton air handler & condenser, electric heat bank c/w duct work
- 60gal electric water heater
- Sump pit and pump
- Concrete driveway and sidewalks
- C/w finished landscaping and seeded
- Fenced as per drawings



UPGRADES

Additional Options Available for Purchase	Price
Stainless steel range hood	<i>+\$275</i>
Fridge water line	<i>+\$170</i>
Washer/dryer/dishwasher install	<i>+\$270</i>
5 white appliances	<i>+\$4,450</i>
Stainless steel kitchen appliances and white washer/dryer	<i>+\$4,950</i>
Filtered drink top at kitchen sink	<i>+\$280</i>
Quartz countertops	<i>+\$4,920</i>
Gas furnace (c/w gas line)	<i>+\$5,530</i>
Floor heat pipes only in basement c/q R16.1	<i>+\$3,000</i>
Electric boiler for basement only – single zone	<i>+\$4,450</i>
Finished basement as per layout c/w bathroom and T-bar ceiling	<i>+\$23,420</i>
Basement kitchenette	<i>+\$6,841</i>



LOCATION

