

# The Canterbury

- 1158 sq. ft. (approx. 2200 sq.ft total)
- 4 bedrooms, 3 bathrooms - fully developed
- vaulted upper ceiling & 9 ft. bsmt ceiling
- operational in-floor heat
- roughed in for central vac system
- fully landscaped
- room for a detached double garage with additional parking (optional)
- upgraded lighting and fixtures

~ This stunning bilevel displays stonework and maintenance free front vinyl decking and railing. Unique curb appeal!

~ Upon entering the foyer, you will be impressed with the open concept design and layout of the "Canterbury". Plenty of space and natural light is abundant. This home boasts a traditional look with a touch of luxurious decor with neutral colors and complimentary finishings.

~ Fully finished home that includes 2 bedrooms upstairs, 2 bedrooms downstairs and 3 full baths. Great attention has been paid to all the finishing details from the tilework as well as the beautiful lighting and plumbing fixtures.

~ The large open kitchen displays 4 upgraded appliances, full tile backsplash & corner pantry. Beautiful cabinets are numerous with soft close drawers with quartz countertops. Plenty of natural light will illuminate the kitchen and main living room through the large windows. Hge vaulted ceilings throughout as well as tray ceiling with ceiling fan in living room lends to spaciousness.,

~ Main living room features a beautiful large mirrored gas fireplace with custom mantel and stone/tile work, making this a main focal point. Top/main floor has two large bedrooms with full bathroom. The master bedroom details a tray ceiling with ceiling fan, large lighted his & her closets and a separate master ensuite with large glass enclosed shower. All bathrooms feature upgraded fixtures.

~ The basement is large and open with 9 foot ceilings. Again, natural light enters with large windows. In-floor heat (optional activation) will also lend to energy efficiency and comfort. Basement includes two additional bedrooms, a full bathroom, separate laundry room as well as a large under stair storage space.

~ Landscaped back yard with gravel parking pad and back alley access to the optional detached garage. Front yard is fully landscaped with tree in centre. Large partially covered rear deck is completed with aluminum railing.

- (\*with Build-to-Suit, finishing options, lot choice, etc. (E&OE) will determine pricing.)