



# THE KINCARDINE Elevation Three

**84 Paul Rexe Blvd.**

**45' lot - Lot #88**



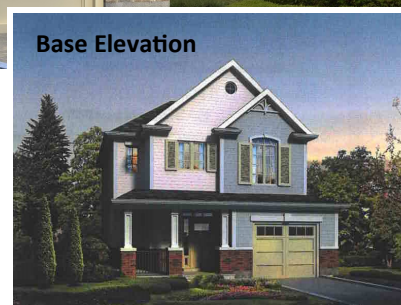
*Artist Concept only*



**Elevation Two**



**Elevation One**



**Base Elevation**

**1735 SQ. FT. • 3 BEDROOMS • 2.5 BATHS • TWO STOREY • SINGLE CAR GARAGE**

Built on a 45' lot, this 3 bedroom + two-storey family home is ideal for new families or empty-nesters. It features an open concept kitchen/dining area and great room which is perfect for entertaining; a convenient powder room right off the garage and an office on the upper level. The upper level also offers a master bedroom with a large walk-in closet and attached ensuite with a walk-in shower or an optional walk-in shower plus separate tub. There is also an optional second floor laundry if you so choose. For an additional living space, you may wish to consider a basement finish with family room, one bedroom and full bathroom.

Starting at **\$914,900** incl. HST

## Deposit Structure:

- \$25,000 with Agreement of Purchase and Sale
- \$100,000 on FIRM

- Price listed is for a limited time only and is subject to change without notice.
- Lot premiums may be applicable. Please see sales agent for further details.
- "Alternate" or "Optional" plans and/or features may involve and extra charge.

*\*July 8, 2022*

*by Certified cheque or Bank Draft only*

Contact Karen at **705.750.1116 x 320**  
**www.shdi.ca**

**E: info@shdi.ca**

# The KINCARDINE Elevation Two

1735 SQ. FT. • 3 BEDROOMS • 2.5 BATHS • TWO STOREY • SINGLE GARAGE



## STANDARD FEATURES INCLUDE:

- Stone countertops throughout
- 7 Year Tarion New Home Warranty
- Paved driveway
- Air conditioner
- Smooth ceilings throughout
- Covered Front Entry (as per plan)
- Garage door with remote(s)
- 4 in 1 ENERGYSTAR qualified high efficiency gas furnace complete with heat, cool, humidity and air cleaner
- Integrated Heat Recovery Ventilation System (HRV)
- 100 amps electrical service with 32 circuit breakers
- Large garage door for 2 car garage (\*not as shown)
- Holiday Soffit Plug with separate outlet located in front
- Larger Egress basement windows
- Two phone outlets (CAT5); two cable TV outlets; one WiFi (CAT6) and three network (CAT6)
- ENERGESTAR R-31 Blown-in insulation in garage ceilings
- Garage is fully insulated, drywalled, taped and primed
- Self-sealing 35 Yr. fiberglass shingles
- Decorative pendant ceiling porch light above entrance
- Stone window sills, precast and other masonry details (as per plan)
- Exterior to include a combination of vinyl siding and clay brick (as per plan)
- Engineered Hardwood floors on main level (excluding wet areas)
- Kitchen backsplash from Builder selections
- Main Floor Gas Fireplace with vendor choice of surround
- OPTIONAL 2nd Floor Laundry



Base Elevation **\$914,900** Elevation One **\$922,900** Elevation Two **\$927,900** Elevation Three **\$934,900**

*\* All dimensions are approximate. All specifications and materials are subject to change without notice. Floor plans and specific features will depend on the Vendor package as selected. All renderings/brochure/website illustrations are the artist's concepts and actual detailing will vary from that shown, based on architectural integrity and local municipal building requirements. All plans/renderings are not specific and may not appear as shown. \*July 8, 2022*

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