



THE NOTTAWASAGA

Elevation Three

88 Paul Rexe Blvd.

45' lot - Lot #89



Elevation Two



Elevation One



Base Elevation



2150 SQ. FT. • 3/4 BEDROOMS • 2.5 BATHS • TWO STOREY • TWO CAR GARAGE

Built for your family's lifestyle, this spacious family home is a larger 3 or 4 bedroom two-storey is situated on a 45' lot. With a large open concept of a dining room/great room this design is perfect for larger gatherings and entertaining. The spacious kitchen features a breakfast area and a large island and sliding patio doors to the back yard. Additional bedrooms and entertaining space can be achieved by adding a lower level finish. Ask about our optional basement finish that includes a full 3 piece bathroom , a 5th bedroom and family room for extra guests or family members.

The mudroom room off the garage will allow for extra cabinets or storage if you so choose. The master bedroom features *his and hers* walk-in closets, an attached ensuite with a walk-in shower (or optional walk-in shower, separate tub, separate toilet and double vanity). There is also an *optional* second floor laundry if you so choose.

Starting at \$986,900 including HST

Deposit Structure:

- \$25,000 with Agreement of Purchase and Sale
- \$100,000 on FIRM
by Certified cheque or Bank

- 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 an extra charge.

**July 8, 2022*

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

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THE NOTTAWASAGA Elevation One

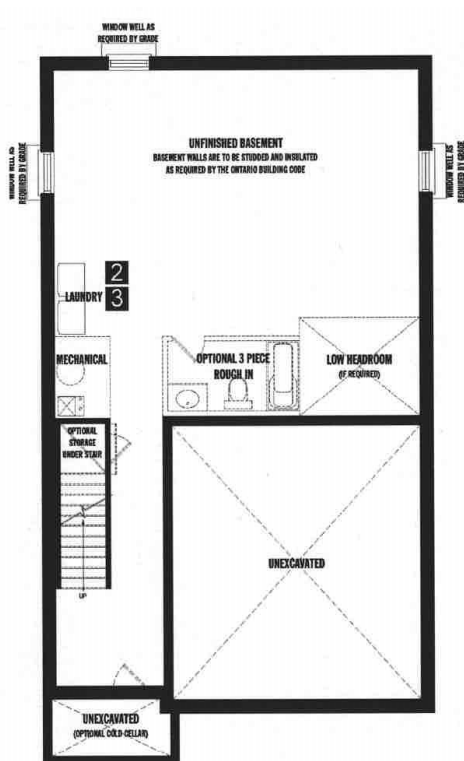
2150 SQ. FT. • 3/4 BEDROOMS • 2.5 BATHS • TWO STOREY • DOUBLE GARAGE



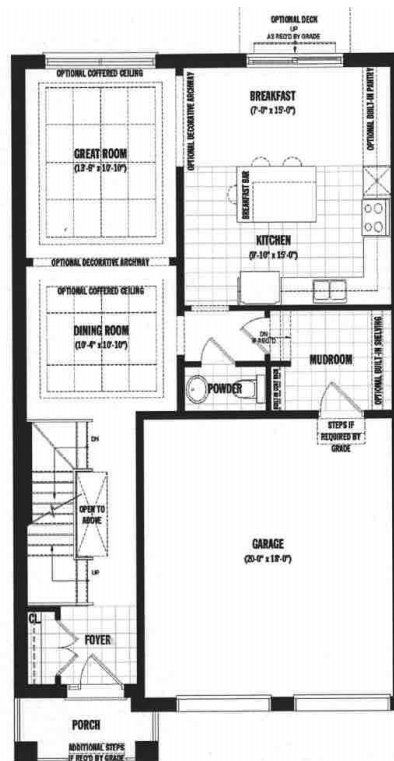
STANDARD FEATURES INCLUDE:

- 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 USB outlets; Two phone outlets (CAT5); two cable TV outlets; one WiFi (CAT6) and three network (CAT6)
- ENERGYSTAR R-31 Blown-in insulation in garage ceilings
- Garage is full 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 purchasers selection of brick
- 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



Basement



Main Floor



Second Floor

**July 8, 2022, 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 lot specific and may not appear as shown.*

Base Elevation: \$986,900 Elevation One \$994,900 Elevation Two \$999,900 Elevation Three \$1,004,900

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