



THE PRESCOTT

Elevation Three

90 Paul Rexe Blvd.

50' corner lot # 90



2310 SQ. FT. • 4 BEDROOMS • 2.5 BATHS • TWO STOREY • DOUBLE GARAGE

Built on a 50 ft. corner lot, this will provide for a larger 4 bedroom two-storey with a large dining area and great room, perfect for entertaining. The spacious kitchen features a breakfast area and a large island. To add a fifth bedroom or large family rec room, ask about our optional basement finish that includes a full 3 piece bathroom 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.

\$1,114,900 incl. HST

Deposit Structure:

- \$25,000 with Agreement of Purchase & Sale
- \$100,000 on Firm

by Certified cheque or Bank Draft only

- 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.

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

E: info@shdi.ca

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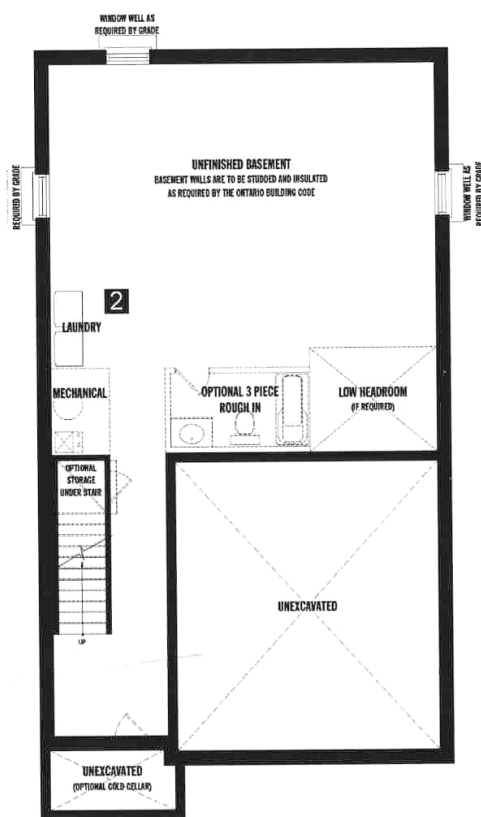
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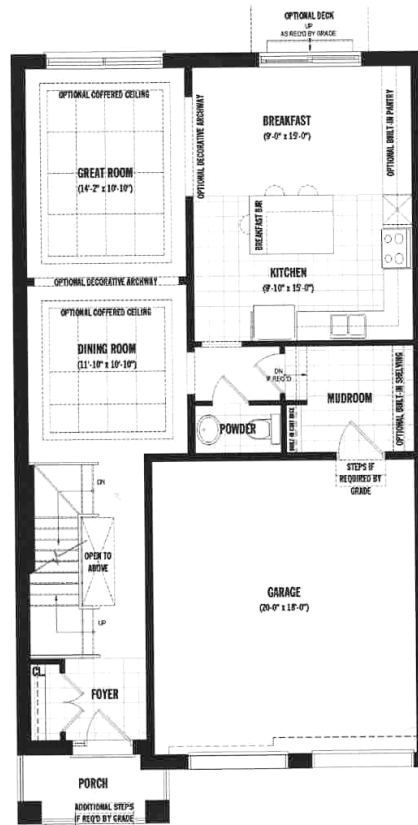
STANDARD FEATURES INCLUDE:

- 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)

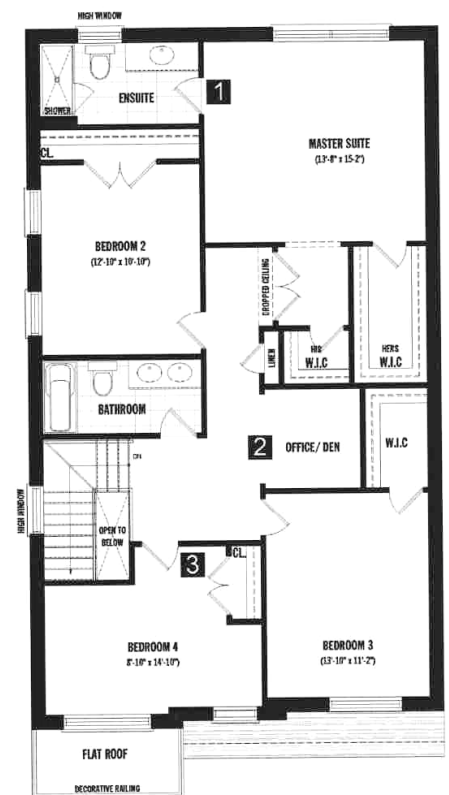
- Holiday Soffit Plug with separate outlet located in front
- Larger Egress basement windows
- Two phone outlets (CAT5); two cable TV outlets; one WiFi (CAT6) and three network (CAT6)
- ENERGYSTAR R-31 Blown-in insulation in garage ceilings
- Garage is full insulated, drywalled, taped and primed
- Self-sealing 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 a combination of vinyl siding, shake, stone and clay brick (as per plan)
-plus much more



Basement



Main Floor



Second Floor

Elevation One **\$1,114,900** Elevation Two: **\$1,122,900** Elevation Three: **\$1,129,900**

** 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 lot specific and may not appear as shown. Pricing in effect as of July 8, 2022.*

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