



Riverside at  
HUNTERS POINTE

**\*SALE PRICE\***



## NEWBURG TRANSITIONAL

Lot 11- #454 Old Course Trail

	<b>2 BEDROOM(S)</b>
	<b>2+1 BATHROOM(S)</b>
	<b>DOUBLE CAR GARAGE</b>
	<b>\$1,099,900</b> *PRICE SUBJECT TO CHANGE

## Custom Build-Feature Sheet

Association Fee: \$262/month (\$20 goes towards the reserve fund, and includes the use of all amenities: indoor salt water pool, state of the art fitness centre, tennis courts, change rooms, hot tub, sauna, games room, library, banquet centre, lawn care including-grass cutting and trimming, driveway snow removal, walkway shoveling and monitored security system).

- 1706 sq.ft open concept main floor
- 438 sq.ft finished basement
- Stone & stucco siding facade
- Complete landscape package including paved driveway & sprinkler system
- 18' x 12' covered pressure treated deck
- Double car garage with direct entry into home
- 9 foot ceilings on the main floor
- 10.5 foot tray ceiling in the great room
- Custom built cabinetry in kitchen and baths
- Quartz countertops in the kitchen & ensuite
- Spacious walk-in closet with custom organizers in the master bedroom
- Gas fireplace in the great room
- 8' high patio door

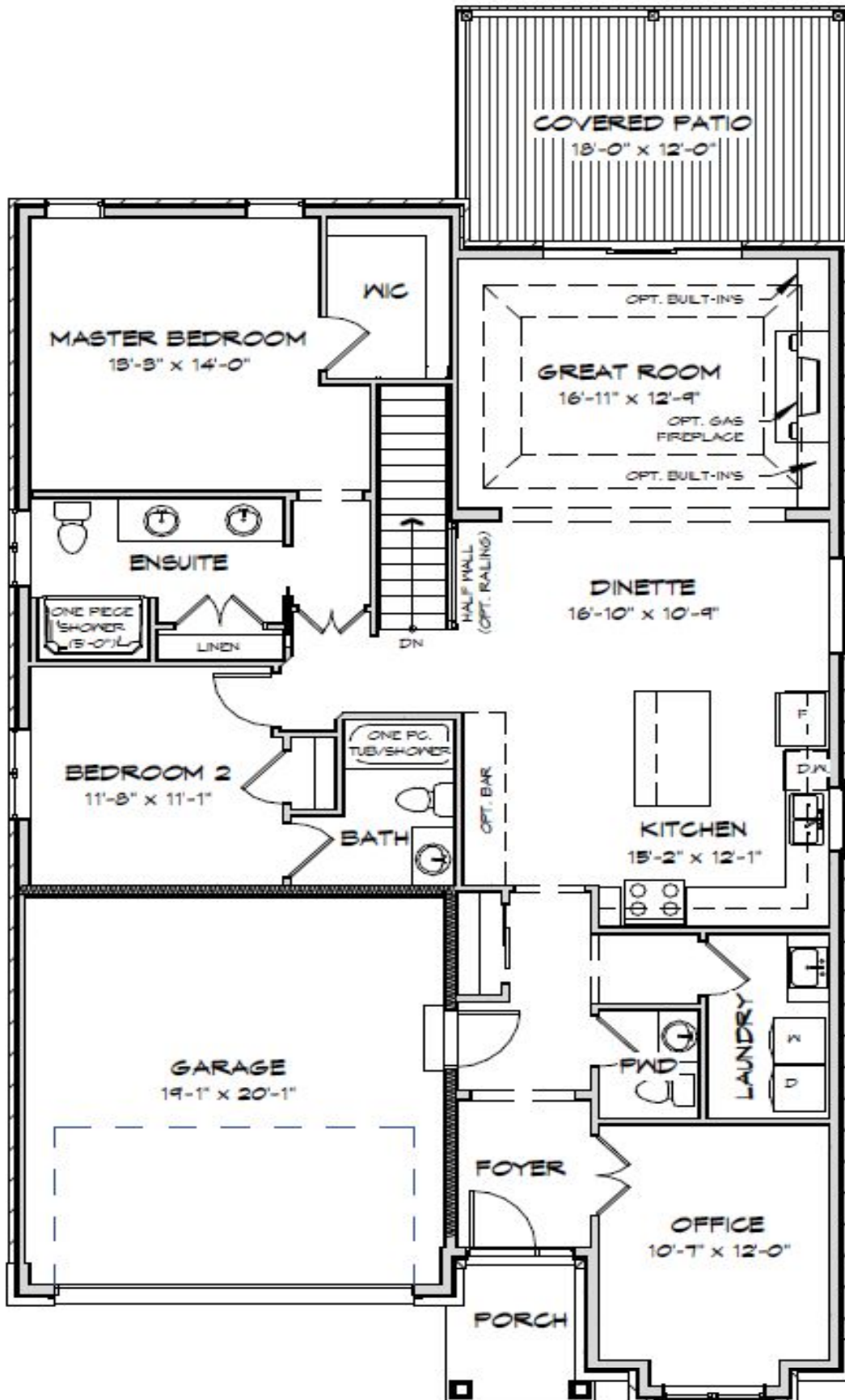
- Tiled shower in ensuite with alcove
- Over sized procelain and ceramic tile in kitchen, bathrooms & laundry room
- High density upgraded under pad with superior grade carpets in master bedroom, second bedroom & great room
- This home includes a high efficiency furnace, ERV system and air conditioning. It is built to Energy Star standards (20% more efficient than a new Ontario Building Code built home.)
- Quality craftsmanship built by Legendary Lucchetta



*Riverside at*  
**HUNTERS POINTE**

**LUCCHETTA**  
**HOMES**

Legendary Luxury



ALL DRAWINGS ARE ARTIST'S CONCEPTS AND MAY VARY SLIGHTLY FROM THE FINAL PRODUCT. E. & D.E. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED AREA AND DOES NOT INCLUDE BASEMENT AND GARAGE. DRAWINGS MAY SHOW OPTIONAL FEATURES WHICH MAY NOT BE INCLUDED IN THE BASE PRICE.