



Riverside at HUNTERS POINTE

LUCCHETTA HOMES

Legendary Luxury

SALE PRICE



EDINBURGH CONTEMPORARY

Lot 14- #484 Old Course Trail

	4 BEDROOM(S)
	3 BATHROOM(S)
	DOUBLE CAR GARAGE
	\$1,219,900 *PRICE SUBJECT TO CHANGE

Custom Build-Feature Sheet

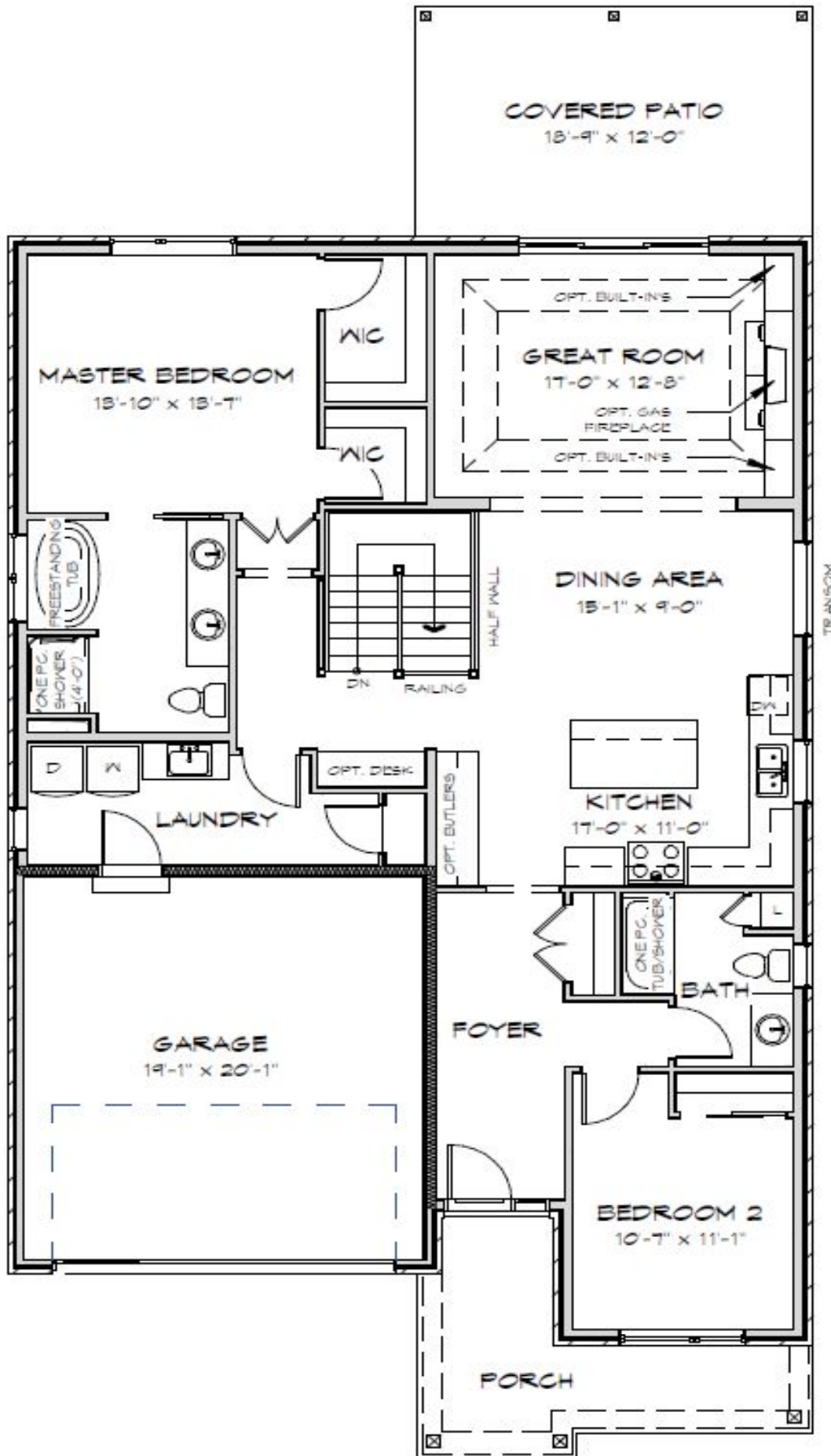
Association Fee: \$262/month (\$20 goes towards the reserve fund, and includes the use of all amenities: indoor salt water pool, state of the art fitness centre, tennis courts, change rooms, hot tub, sauna, games room, library, banquet centre, lawn care including-grass cutting and trimming, driveway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

- 1672 sq.ft open concept main floor
- 853 sq.ft finished basement
- Brick, stone & stucco siding contemporary facade
- Complete landscape package including paved driveway & sprinkler system
- 18'- 9" 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
- Gas fire place in the great room
- Custom built cabinetry in kitchen and baths
- Quartz countertops in the kitchen, laundry & ensuite
- Spacious walk-in closet with custom organizers in the master bedroom
- 8' high patio door in dinette

- Custom tiled shower in ensuite
- Tiled tub with alcove in main bath
- 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



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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.