



# Riverside at HUNTERS POINTE

# LUCCHETTA HOMES

Legendary Luxury

**\*SALE PRICE\***



## Birmingham Contemporary

Lot 46- #335 Old Course Trail

	<b>2 BEDROOM(S)</b>
	<b>2 BATHROOM(S)</b>
	<b>DOUBLE CAR GARAGE</b>
	<b>\$1,449,900</b> *PRICE SUBJECT TO CHANGE

## Custom Build-Feature Sheet

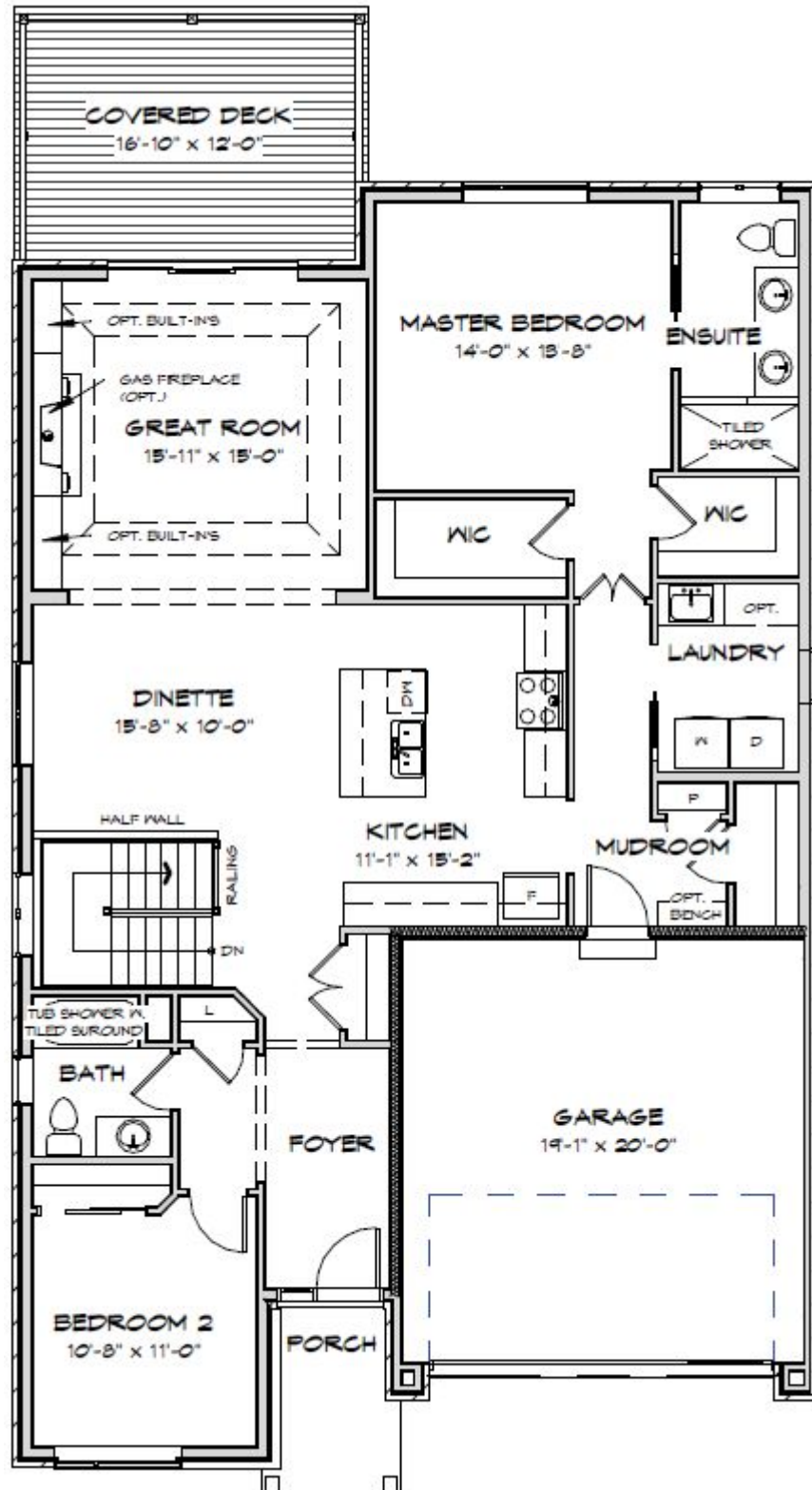
Association Fee: \$262/month (\$20 goes towards the reserve fund, and includes the use of all amenities: indoor salt water pool, state of the art fitness centre, tennis courts, change rooms, hot tub, sauna, games room, library, banquet centre, lawn care including-grass cutting and trimming, driveway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

- 1706 sq.ft open concept main floor
- 967 sq.ft finished basement
- Brick & stucco siding contemporary facade
- Complete landscape package including paved driveway & sprinkler system
- 17'x 12' (+/-)covered rear pressure treated deck with BBQ gas line
- 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 fireplace in the great room and basement rec room
- Custom built cabinetry in kitchen and baths
- Quartz countertops in the kitchen & ensuite

- Upgraded tile shower in the ensuite & main bath
- Spacious walk-in closet with custom organizers in the master bedroom
- Upgraded tile in the foyer, dinette, mudroom, laundry room, ensuite floor & main bath
- Premium hardwood flooring throughout the great room, master bedroom, walk in closets & second bedroom
- Vinyl plank in the basement rec room, bar area & bath
- Full walkout basement on deep ravine lot
- 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.