

Lot 14- #484 Old Course Trail



Architecturally Inspired front facade

## EDINBURGH CONTEMPORARY

1672 SQ.FT | 2 BEDROOM(S) | 2 BATHROOM(S) | DOUBLE CAR GARAGE

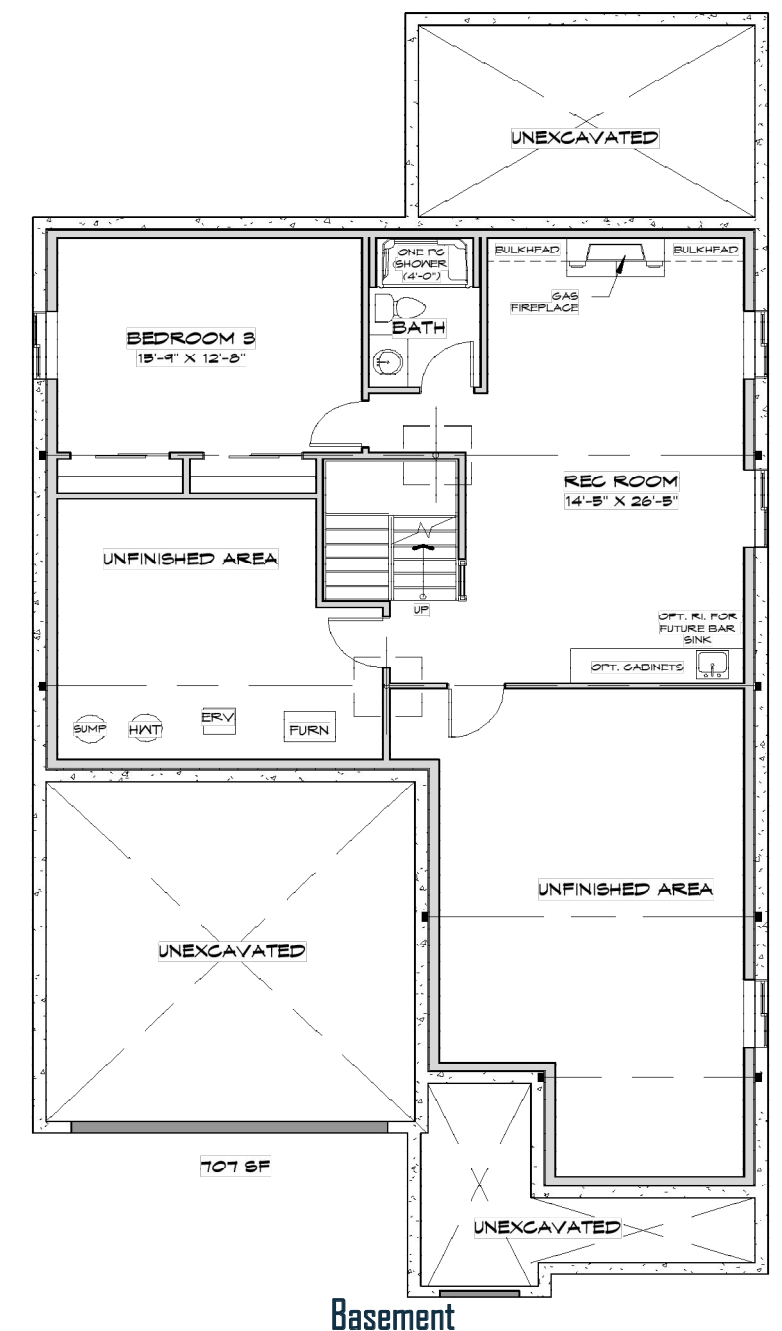
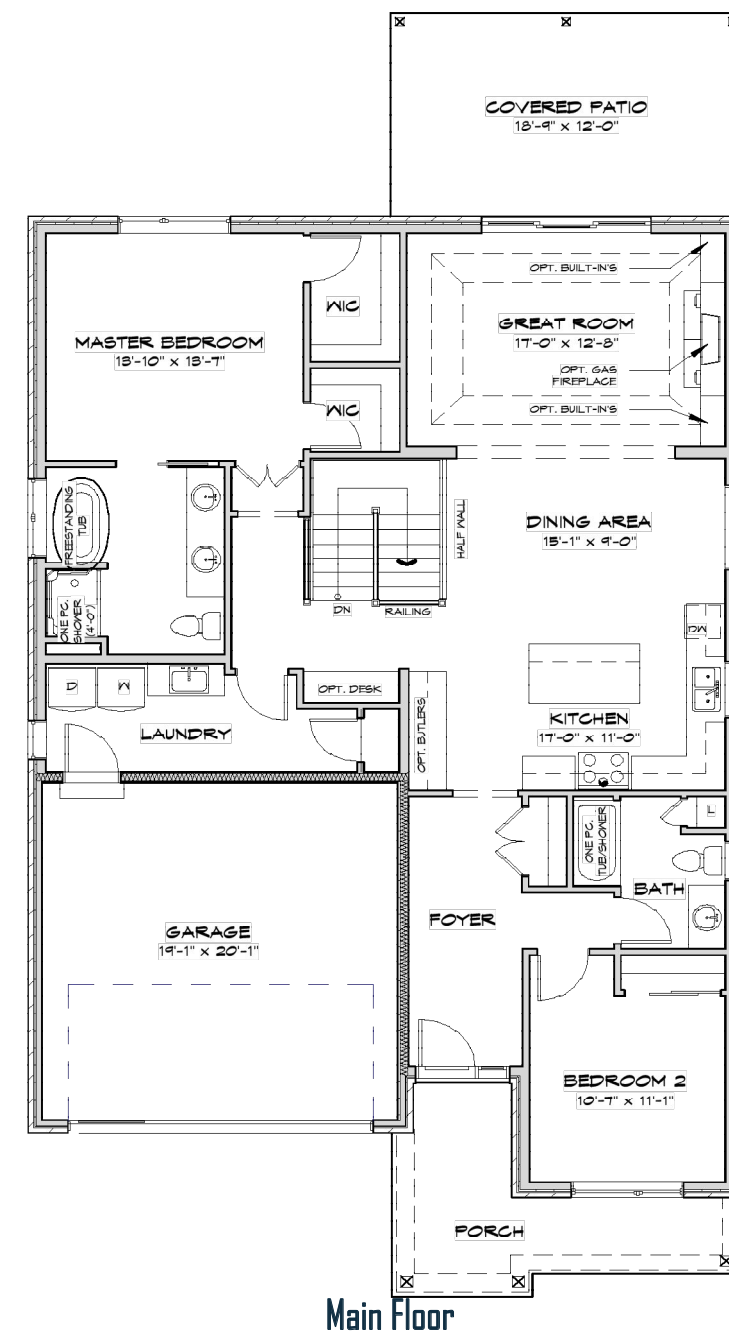
Move In Ready Price - **SEE SALES FOR PRICE**

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).

\*PRICE SUBJECT TO CHANGE

### Key Features Included In This Home

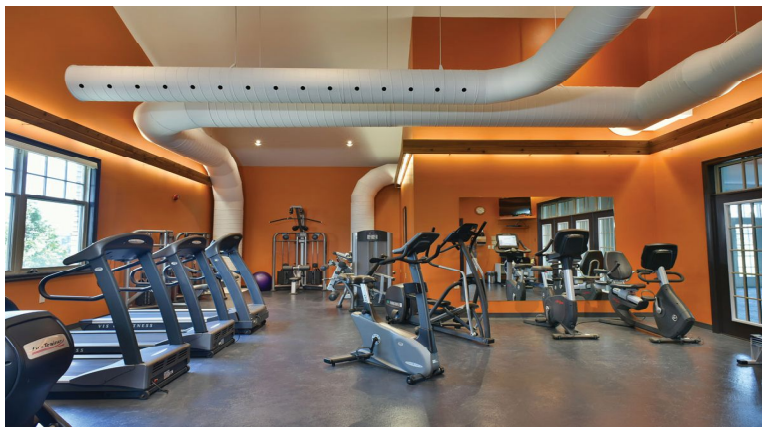
- 9' Main Floor Ceilings
- Covered Rear Deck
- Gas Fireplace in Great Room
- Custom Tiled Ensuite Shower
- Tiled Main Bath Alcove Tub
- Finished Basement



## Amenities Included in the Association



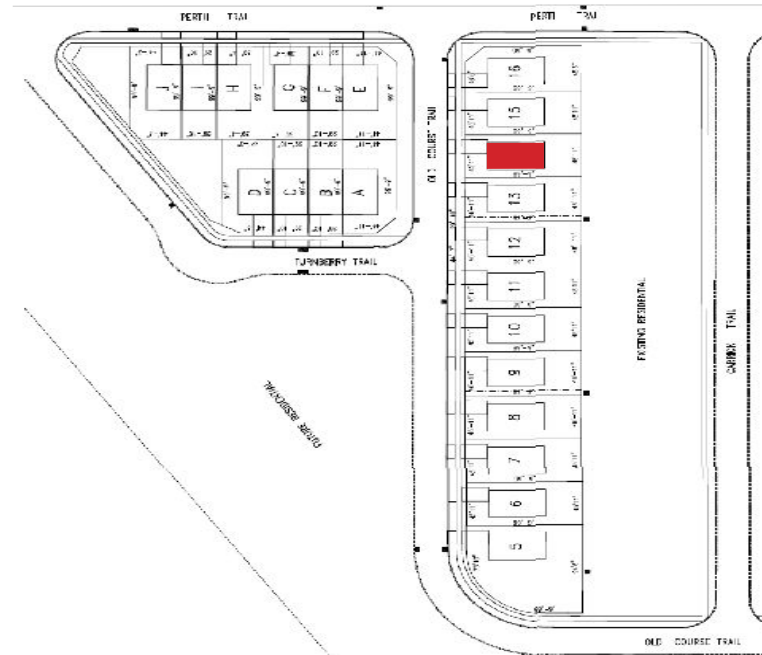
Access to the Hunter's Pointe Community Center



Use of the community gym



Take a dip in the pool or relax in the jacuzzi



Challenge your freinds over at the tennis courts

### Designer Features Included:

- 1672 sq.ft open concept main floor
- 707 sq.ft finished basement (2 Bedrooms, Rec room, & bathroom)
- Brick, stone & stucco siding contemporary facade
- Complete landscape package including paved driveway & sprinkler system
- 18'- 9" x 12'-0" 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 fireplace 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
- Custom tiled shower in ensuite
- Tiled alcove tub 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