

Lot #9- Unit #17 at 24 Grapeview Drive



Architecturally Inspired Front Facade

## THE PADUA

2254 SQ.FT | 3 BEDROOM(S) | 3 BATHROOM(S) | 1 1/2 CAR GARAGE

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

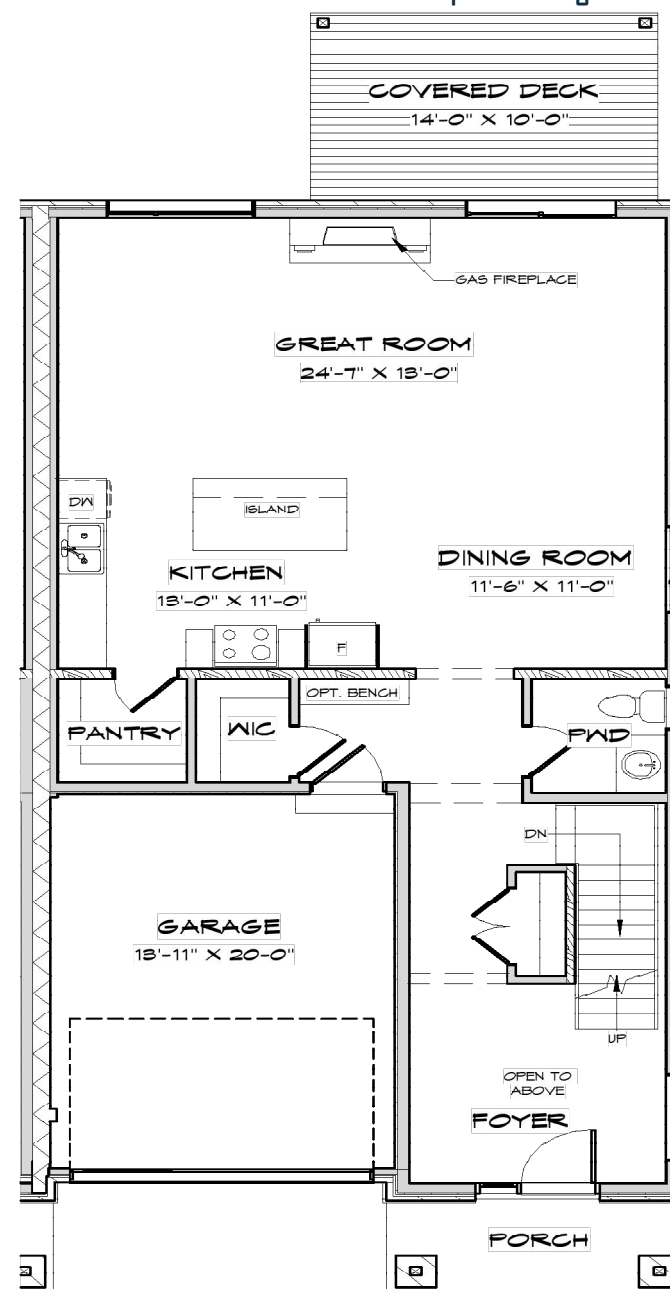
Condominium Fee: \$215/month (Approx.) Includes water, snow removal from roadway, driveway & sidewalks, grass cutting & maintenance of common areas.

\*PRICE SUBJECT TO CHANGE

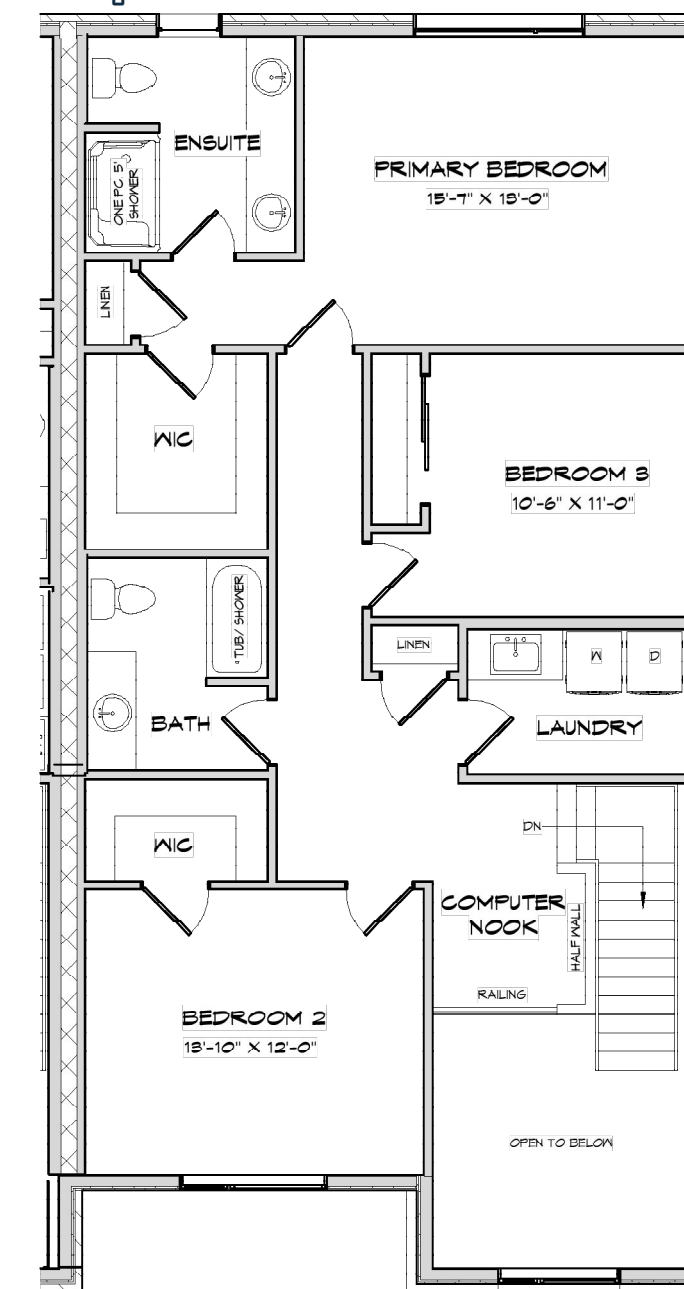
### Key Features Included In This Home

- 9' Main Floor Ceilings
- 9' Second Floor Ceilings
- Quartz Countertops Throughout

- Custom Tiled Shower in Ensuite
- Gas Fireplace in the Great Room
- Designer Accents

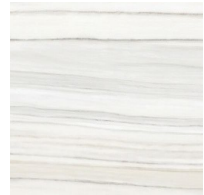


Main Floor

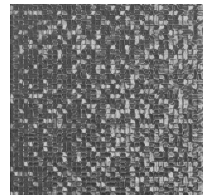


Second Floor

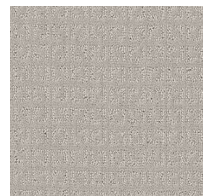
## Finishes Included in this Home



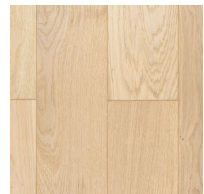
-Polished Zebrino tile located Ensuite Floor & Custom tiled shower (side wall only)



-Cubica Silver tile located ensuite shower back wall



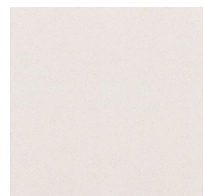
-Sea Grove Key carpet located stairs, upper hallway, computer nook & all bedrooms



-English Strip White Oak hardwood located in kitchen, great room, pantry & dining room



-Cloud Storm Quartz countertop in the kitchen & powder room



-Tofino Quartz countertop in the main bath & laundry room

\*Colours and textures of the final product may appear different in photos above.



## All Features Included In This Home

- 2254 sq.ft end unit
- Brick, cement board, stone & stucco contemporary facade
- Complete landscape package including paved driveway & sprinkler system
- 14' x 10' covered pressure treated deck
- Single car garage with direct entry into home
- 9' ceilings on the main floor & second floor
- Custom built cabinetry in kitchen and baths
- Quartz countertops in the kitchen, ensuite, bath(s) & laundry
- Hardwood in great room, kitchen, dinette and den
- White Oak Staircase
- Gas Fireplace with tiled surround in great room
- Gas line to BBQ with quick connect
- Custom tiled shower in the ensuite
- Over sized procelain and ceramic tile in foyer, bathrooms & laundry room
- High density upgraded under pad with superior grade carpets in master bedroom, secondary bedrooms
- 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