

## Lot #11- Unit #14 at 24 Grapeview Drive



Architecturally Inspired Front Facade

### THE DOLOMITI

2088 sq.ft | 3 BEDROOM(S) | 3 BATHROOM(S) | SINGLE CAR GARAGE

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

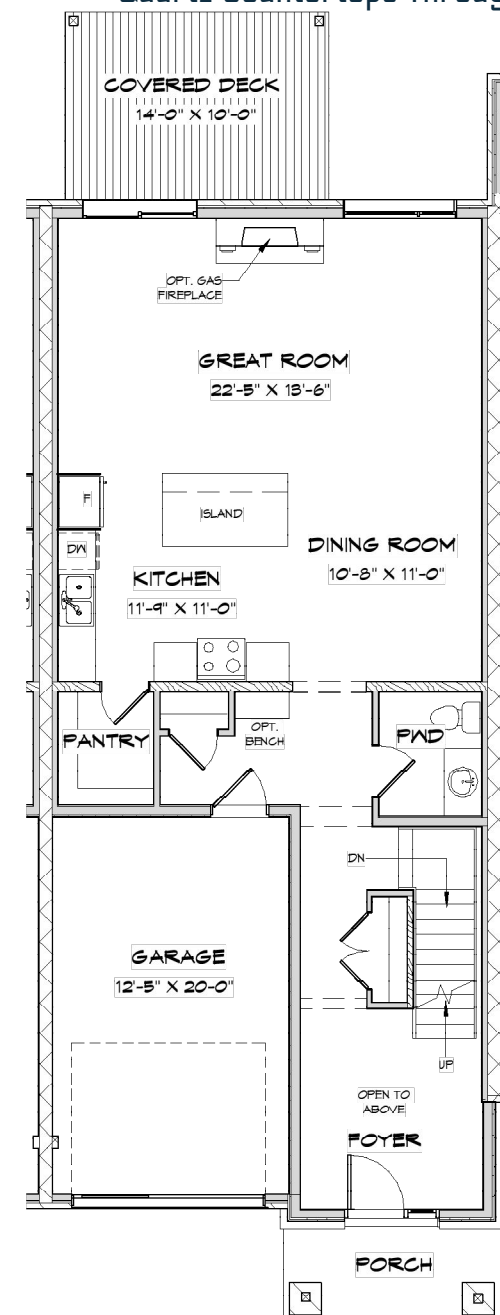
Condominium Fee: \$215/month (Approx.) Includes water, snow removal from roadway, driveway & sidewalks, grass cutting & maintenance of common areas.

\*Price subject to change

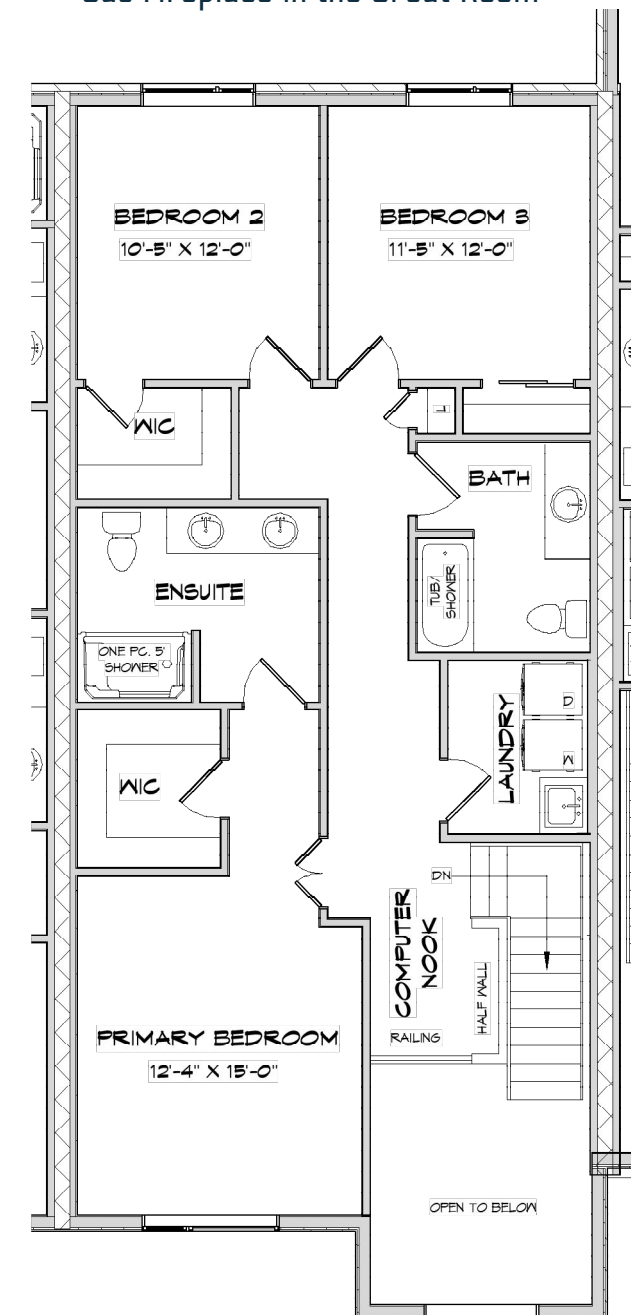
#### Key Features Included In This Home

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

- Custom Tiled Shower
- Engineered Hardwood Flooring
- Gas Fireplace in the Great Room



Main Floor



Second Floor

## Amenities Close By

### LUSO

urban towns  
BY LUCCHETTA

- Toronto is one hour down the QEW.
- 55 minutes to Buffalo International Airport.
- Tastings at dozens of local wineries.

LUSO is centrally located to all amenities found in and around St. Catharines and the Niagara Region. Schools, stores, health care, recreation, wineries, restaurants, banks and entertainment are all a ten minute drive or less from your door.

- Attractions at Niagara Falls are 15 minutes away.
- Enjoy an array of challenging golf courses.
- Roam our luscious parks.

Everything you and your family will ever need is right here, right at your doorstep. Enjoy!

- LUSO
- Niagara Regional Hospital (4 mins)
- Brock University (10 mins)
- Grapeview Public School (2 mins)
- St. Teresa Catholic School (2 mins)
- Ridley College (6 mins)
- Eden High School (10 mins)
- St. Francis Catholic High School (10 mins)
- Shopping, restaurants, groceries, Shoppers, LCBO, gas stations, Tim Hortons, Walmart, Canadian Tire and lots more (4 mins)
- Downtown - all banks, post office, specialty shops, restaurants and more (10 mins)
- Meridian Centre Arena (10 mins)
- First Ontario Performing Arts Centre (10 mins)
- Royal Canadian Henley Rowing Course (7 mins)
- Port Dalhousie Pier Marina (13 mins)
- Pen Centre Shopping Mall (9 mins)
- Outlet Collection Mall (12 mins)
- St. Catharines Golf and Country Club (6 mins)
- Rockway Vineyards and Golf (13 mins)
- Royal Niagara Golf Club (15 mins)
- Seymour-Hanna Sports Centre (6 mins)

- Bill Burgoyne Memorial Arena (10 mins)
- 13th Street Winery and the Niagara Wine Route (12 mins)
- Beer Store (10 mins)
- Charles Daley Park (15 mins)
- Lakeside Park (13 mins)
- Royal Henley Park (10 mins)
- Montebello Park (10 mins)
- Shorthills Provincial Park (10 mins)
- St. Catharines Public Library (10 mins)
- Pathstone Mental Health (7 mins)
- Martindale Animal Hospital (5 mins)
- Grapeview Free Methodist Church (1 mins)
- New Hope Church (5 mins)
- First Reformed Church of St. Catharines (2 mins)
- Bethany Community Church (5 mins)
- Harbour Fellowship Church (3 mins)
- Saint Mary of the Assumption Roman Catholic Church (5 mins)
- St. Thomas' Anglican Church (10 mins)

24 GRAPEVIEW DRIVE, ST. CATHARINES, ON

[lucchetthahomes.com/luso](http://lucchetthahomes.com/luso)

**LUCCHETTA**  
HOMES  
Legendary Luxury

## Design Features Included:

- 2088 sq.ft middle unit
- Brick, cement board, stone & stucco contemporary facade
- Complete landscape package including paved driveway & sprinkler system
- Complete lighting package
- 14' x 10' covered pressure treated deck
- Single car garage with direct entry into home
- 9 foot 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 the Great Room\*
- Gas Fireplace in the Great Room\*
- Upgraded tiled shower in the ensuite
- Over sized porcelain and ceramic tile in foyer, kitchen, laundry and bathrooms from builders standard samples
- High density upgraded under pad with superior grade carpets in all other rooms
- 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.)
- Energy Star rated home
- Quality craftsmanship built by Legendary Lucchetta

\* Indicates an optional upgrade included in the purchase price