

LOT #12 - #464 OLD COURSE TRAIL



Architecturally Inspired Front Facade

**ONTARIO TRANSITIONAL**

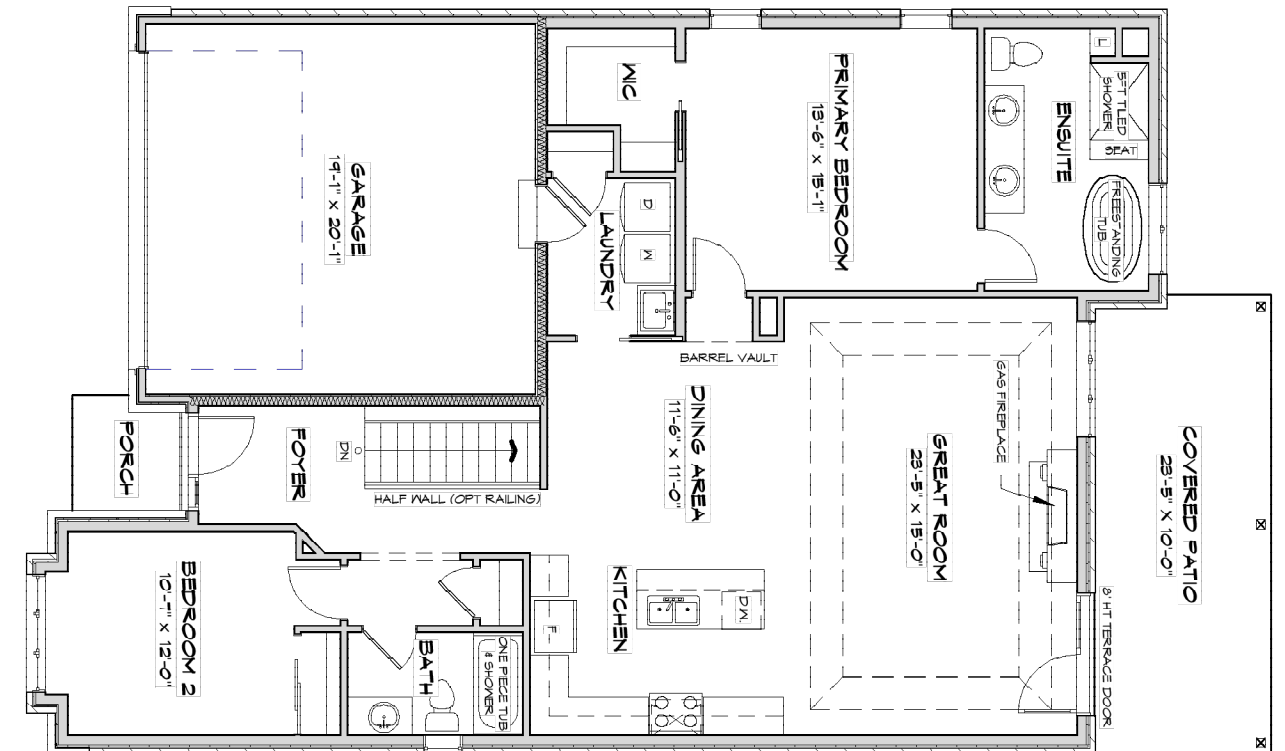
2288 SQ.FT FINISHED  
2 BEDROOM(S)

2 BATHROOM(S)  
DOUBLE CAR GARAGE

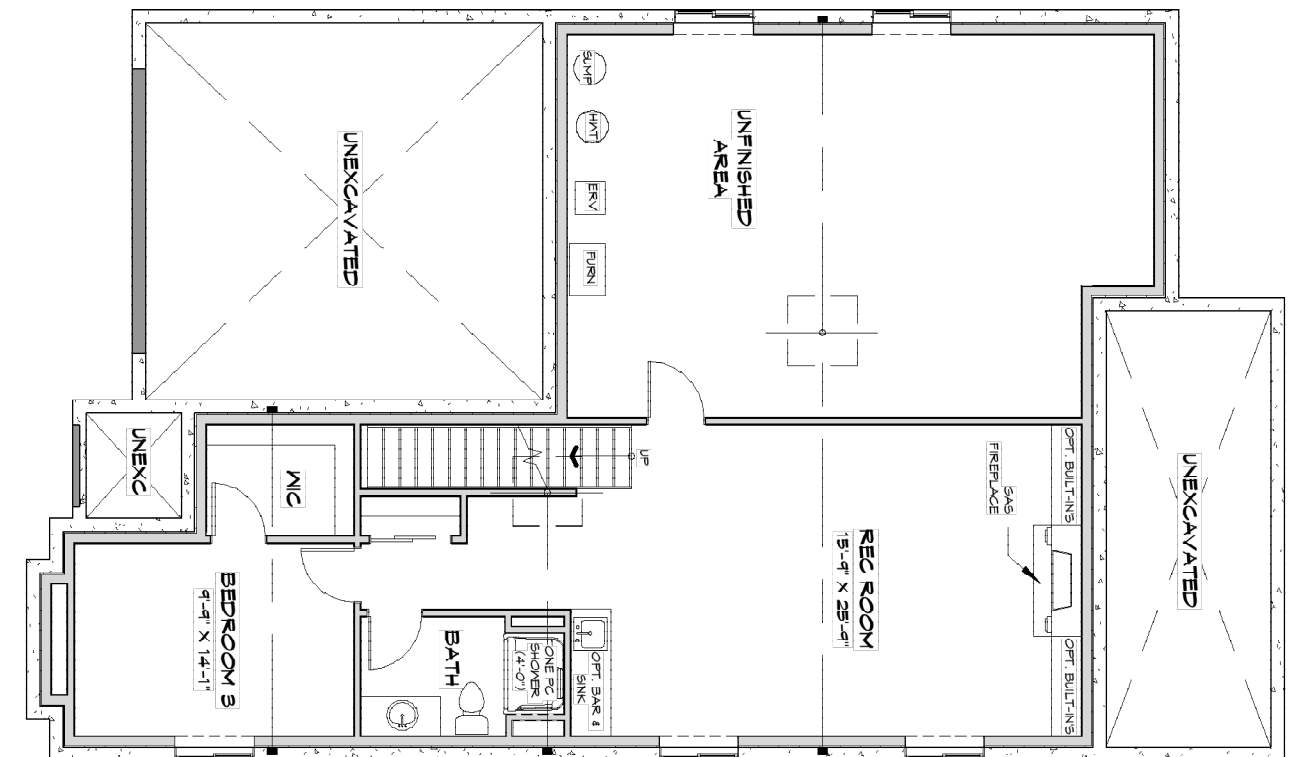
Move In Ready Price - **\*SOLD**

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



Main Floor



Basement

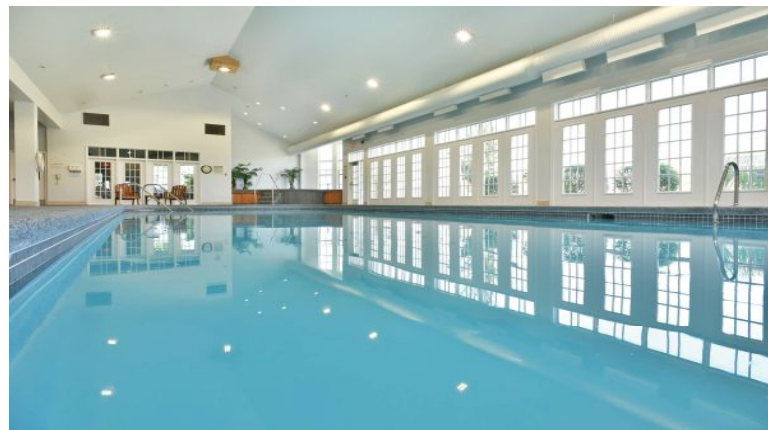
## Amenities Included in the Association Fee



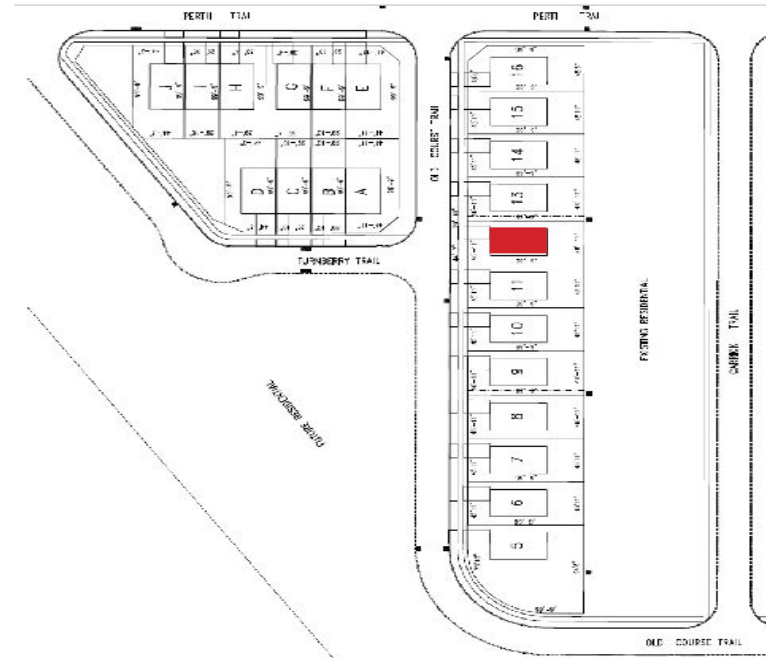
Access to the Hunter's Pointe Community Center



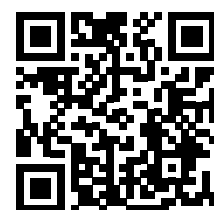
Use of the community gym



Take a dip in the pool or relax in the jacuzzi



Challenge your friends over at the tennis courts



FOR MORE INFORMATION ON LUCCHETTA HOMES AND OUR CURRENT/UPCOMING DEVELOPMENTS PLEASE SCAN THE QR CODE WITH YOUR SMART DEVICE.

### Optional Designer Features Included:

#### Main Floor:

- Expansive open-concept layout spanning 1,536 square feet
- Soaring 9-foot ceilings throughout, complemented by a striking 10.5-foot tray ceiling in the great room
- Transitional facade featuring a blend of brick and stucco siding
- Convenient double car garage with seamless direct entry into the home

#### Basement:

- Basement area encompassing 725 square feet, featuring a well-appointed bedroom, spacious rec room, and a convenient bathroom\*

#### Patio:

- Enjoy outdoor living on the covered concrete patio measuring 24'-0" x 10'
- Inviting 8-foot-high patio door to seamlessly connect indoor and outdoor spaces\*

#### Interior Features:

- Custom-built cabinetry gracing the kitchen and bathrooms
- Elegant quartz countertops adorning the kitchen and ensuite bathroom
- Enhanced tile selections throughout the home\*
- Premium lighting package enhancing every space\*
- Warmth and ambiance provided by gas fireplace the greatroom\*
- Luxurious engineered hardwood flooring flowing seamlessly throughout the primary bedroom, second bedroom, and the greatroom\*
- Indulge in a bespoke tiled shower within the ensuite, meticulously crafted for luxury and comfort\*

#### Exterior Features:

- Thoughtfully designed landscape package, complete with a paved driveway and sprinkler system

#### Energy Efficiency:

- Energy Star rated home, ensuring energy-conscious living
- High efficiency furnace, ERV system, and air conditioning included for optimal comfort
- Built to Energy Star standards, offering 20% greater efficiency than a new Ontario Building Code built home

#### Builder Information:

- Experience superior craftsmanship and attention to detail with Legendary Lucchetta

\* Indicates an optional upgrade included in the purchase price 07/06/2024