

# UNIT H - #296 PERTH TRAIL

## MODEL HOME



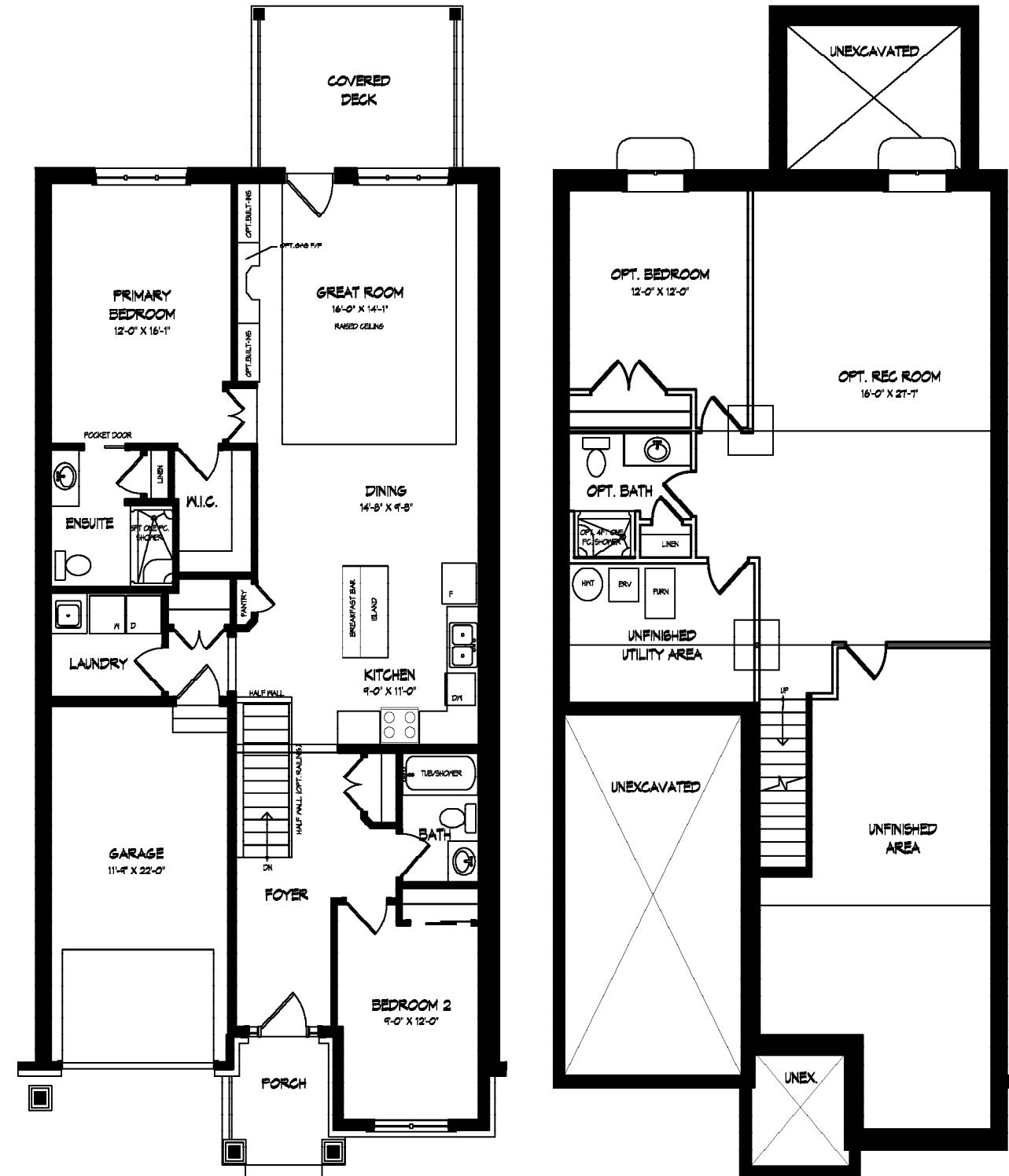
## HAVEN - INTERIOR TOWNHOME

2109 SQ.FT FINISHED  
3 BEDROOM(S)

2 BATHROOM(S)  
SINGLE CAR GARAGE

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

\*PRICE SUBJECT TO CHANGE



Main Floor (1405 SQ.FT)

Basement (704 SQ.FT)

# Optional Designer Features Included:

## Main Floor:

- Expansive open-concept layout
- Soaring 9-foot ceilings throughout, complemented by a striking cathedral ceiling in the great room
- Farmhouse style facade featuring a blend of brick, stone, and stucco siding\*
- Convenient oversized single car garage with seamless direct entry into the home

## Basement:

- The basement area features one bedroom, a rec room, and a bathroom, offering a perfect balance of comfort and functionality for relaxation and entertainment.\*

## Patio:

- Enjoy outdoor living on the covered concrete deck

## Exterior Features:

- Thoughtfully designed landscape package, complete with an asphalt driveway and sprinkler system\*

## Energy Efficiency:

- Energy Star rated home with high-efficiency furnace, ERV, and A/C—built to exceed Ontario Building Code standards by 20% for enhanced comfort and energy savings.

## Interior Features:

- The main floor showcases upgraded cabinetry, sleek LED pot lighting, Aria flush-mounted hardwood vents, and elegant white oak railings with modern glass inserts. Painted accent doors add a designer touch throughout.
- The foyer welcomes with oversized 24" x 24" tile flooring that continues into the laundry and main bath.
- The main bath features a tiled alcove tub with a custom niche, crown molding, and a shower pot light for added ambiance.
- The kitchen and dinette are elevated with hardwood flooring, upgraded cabinetry, a stylish tiled backsplash, and LED undercabinet lighting.
- In the great room, a gas fireplace with a 24" x 24" floor to ceiling tile surround and white oak-stained mantel creates a striking focal point.
- Both the primary bedroom and bedroom 2 feature rich hardwood flooring, while the ensuite offers a quartz-accented tiled niche and an LED shower light.
- The finished basement includes a rec room, bedroom, and bathroom, featuring a tiled landing, designer carpet, and painted accent doors—perfect for extended living or entertaining.

## Builder Information:

- Experience exceptional craftsmanship and thoughtful design with award-winning Lucchetta Homes.
- One-time Club House indemnification fees paid (\$7500.00 value) for membership into community centre and activities.

# Niagara's Premier Adult Lifestyle Community

## 1) How much is the Association fee?

The fee is \$300.00 per month

## 2) Is the community centre included in the Association Fee?

Yes. The capital cost of the Community Centre is included in the purchase price of your home. All of the community centre's amenities, fitness facility, indoor salt water pool, whirlpool, library, tennis courts, sauna, change rooms, cards/games room, and lower level are included.

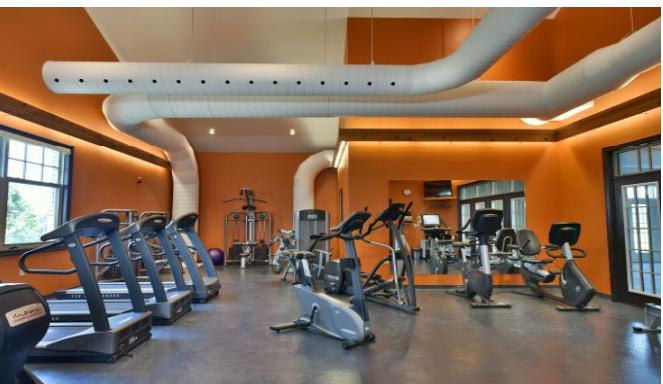
## 3) What else is included in the Association fee?

As an Association member and lot owner, the following services are included in the Association fee:

- Lawn care including grass cutting and trimming
- Driveway snow removal and walk way shoveling
- Monitored security system

## 4) When is the Community Centre open?

The Community Centre is open from 5:00am to 1:00am, 7 days a week and accessible by security key card system.



Use of the community gym



Access to the Hunter's Pointe Community Center



Challenge your friends over at the tennis/pickleball courts



Take a dip in the pool or relax in the jacuzzi