

UNIT H - #296 PERTH TRAIL



HAVEN - INTERIOR TOWNHOME

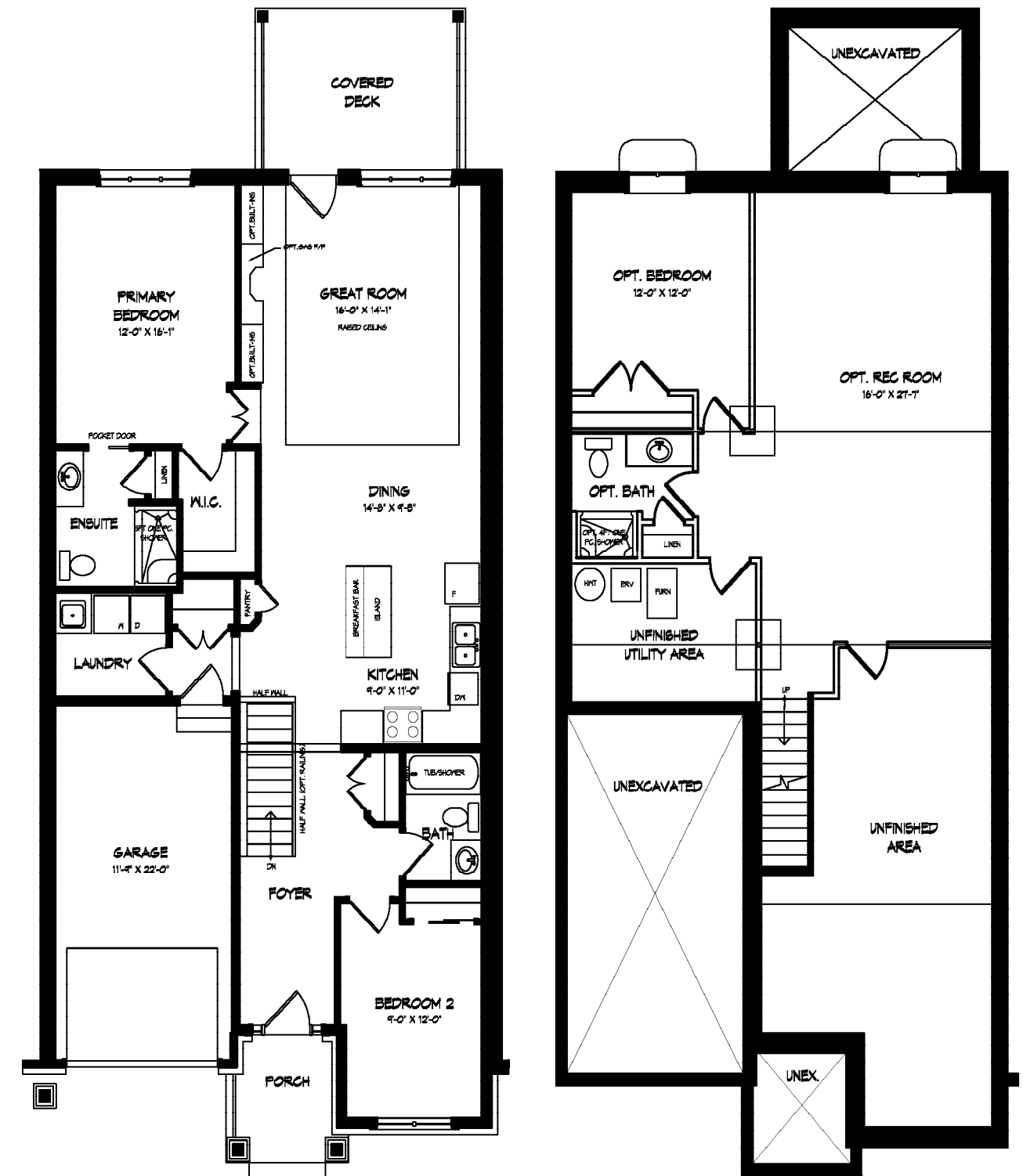
2109 SQ.FT FINISHED
3 BEDROOM(S)

2 BATHROOM(S)
SINGLE CAR GARAGE

SEE SALES REP FOR PRICING

*PRICE SUBJECT TO CHANGE

**The estimated closing price reflects the base price less the enhanced HST rebate.



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 Lifestye Community

1) How much is the Association fee?

- Monthly Association fee of \$300
- Provides exceptional value for a resort-style, maintenance-free lifestyle
- Covers both amenities and essential services, reducing day-to-day responsibilities
- Predictable monthly cost with no surprise maintenance expenses
- Designed to support peace of mind, convenience, and active living

2) Is the Community Centre included in the Association Fee?

- Yes — One-time Club House indemnification fees paid (\$7500.00 value) for membership into community centre are included in the purchase of your home
- No additional buy-in or usage fees for residents
- Unlimited access to a wide range of premium amenities, including:
 - Fully equipped fitness facility with modern exercise equipment
 - Indoor saltwater swimming pool
 - Whirlpool / hot tub for relaxation
 - Quiet library and reading area
 - Tennis and pickleball courts for recreation and social play
 - Sauna and fully appointed change rooms
 - Dedicated cards and games room
 - Versatile lower-level activity room for events, clubs, and gatherings
- Amenities are designed to encourage social connection, wellness, and active lifestyles

3) What else is included in the Association fee?

- As an Association member and lot owner, your monthly fee includes a comprehensive suite of services:
 - Professional lawn care
 - Regular grass cutting trimming and general landscape maintenance
 - Winter maintenance. Driveway snow removal, Walkway and sidewalk shoveling
 - Monitored security system
 - Added safety and peace of mind
 - Supports secure, worry-free living
 - Services are professionally managed to ensure consistent quality and reliability
 - Allows homeowners to enjoy a lock-and-leave lifestyle without ongoing upkeep concerns

4) When is the Community Centre open?

- Open 7 days a week
- Hours of operation: 5:00 AM to 1:00 AM
- Convenient early-morning and late-evening access
- Entry controlled by secure key card access system
- Designed to accommodate a wide range of schedules and lifestyles

