

UNIT H - #296 PERTH TRAIL



HAVEN - INTERIOR TOWNHOME

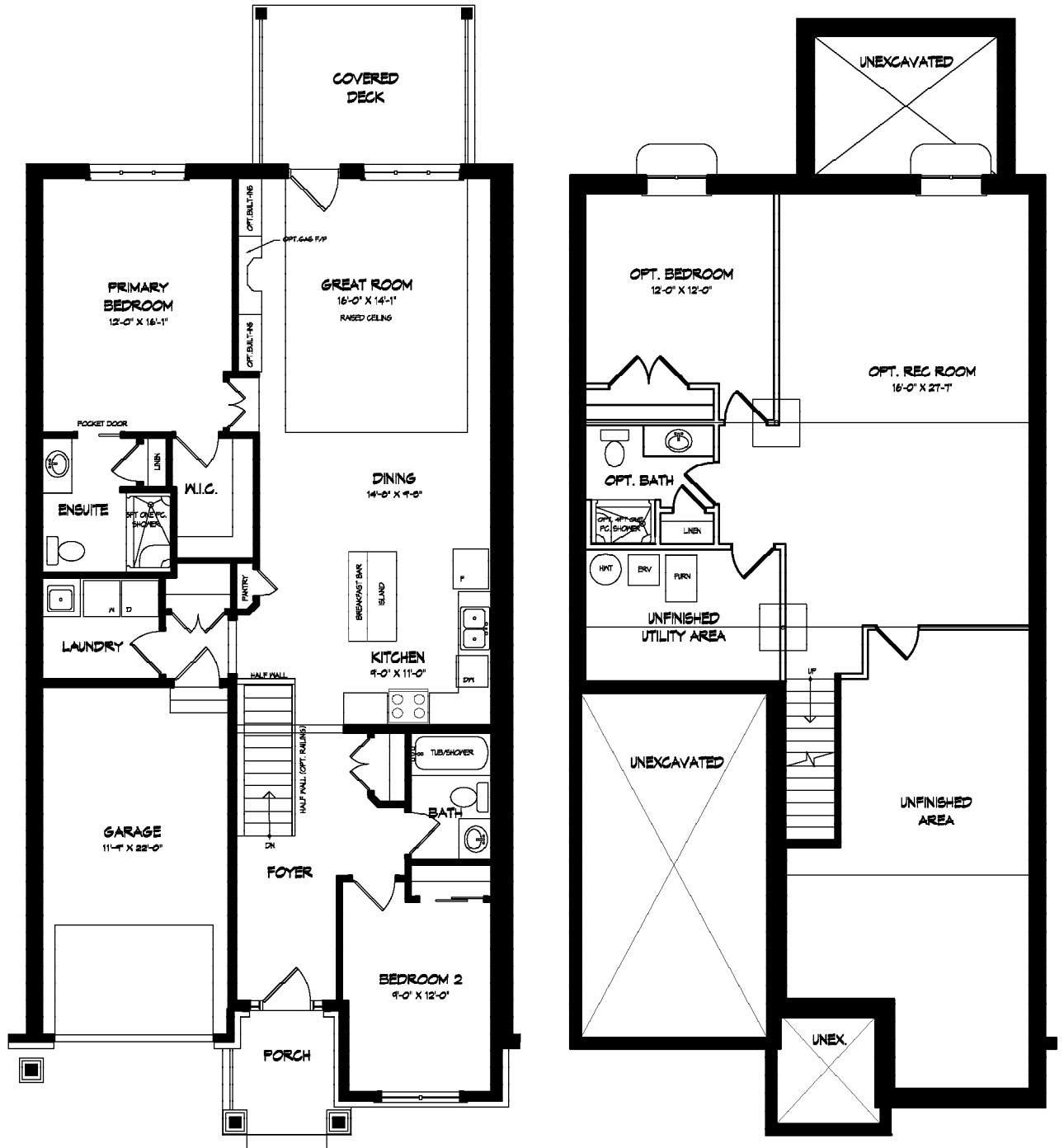
1405 SQ.FT FINISHED
2 BEDROOM(S)

2 BATHROOM(S)
DOUBLE CAR GARAGE

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

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

Optional Designer Features Included:

Main Floor:

- Expansive open-concept layout spanning 1405 square feet
- 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 single car garage with seamless direct entry into the home

Basement:

- The 704 square-foot 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" tile surround and white oak-stained mantel creates a striking focal point beneath crown molding.
- 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.

Amenities Included in the Association Fee



To learn more about Lucchetta Homes and explore our current and upcoming developments, simply scan the QR code with your smart device



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 freinds over at the tennis courts

* Indicates an optional upgrade included in the purchase price