

UNIT C - #334 PERTH TRAIL



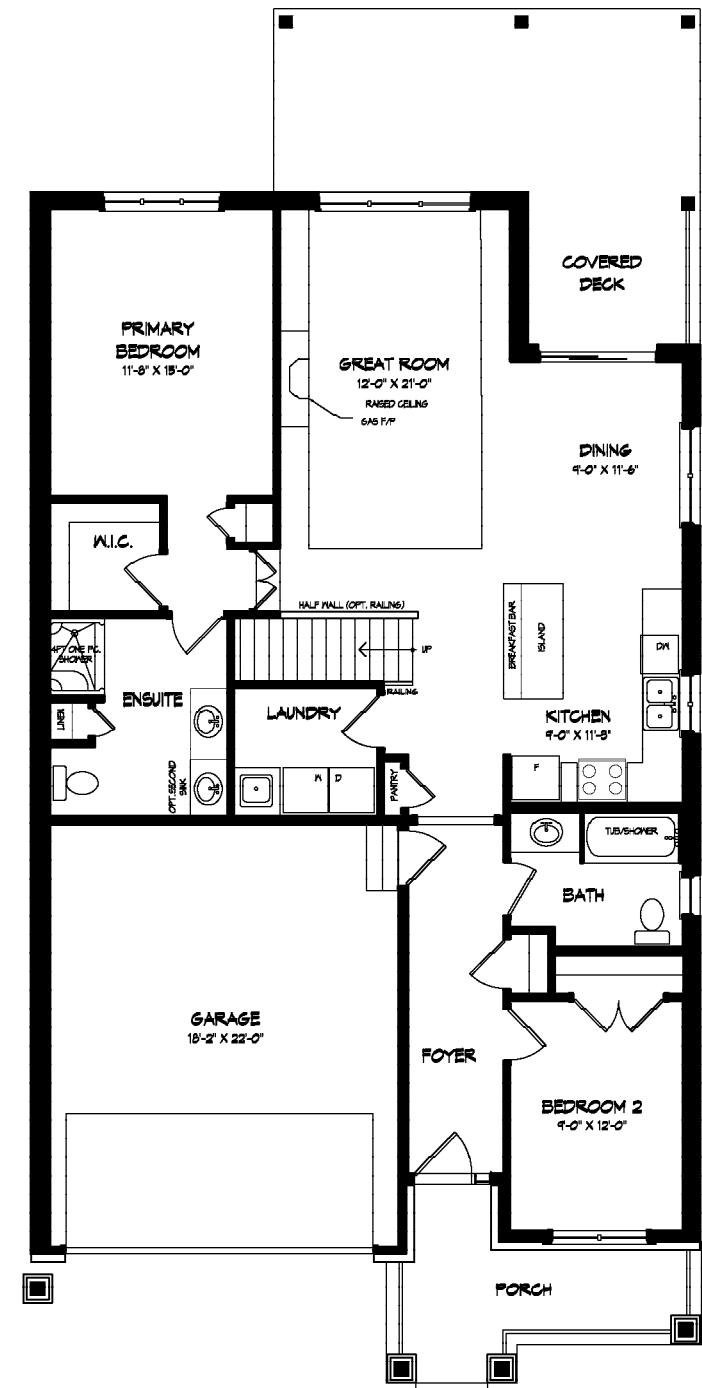
HAVEN - EXTERIOR TOWNHOME

1405 SQ.FT FINISHED
2 BEDROOM(S)

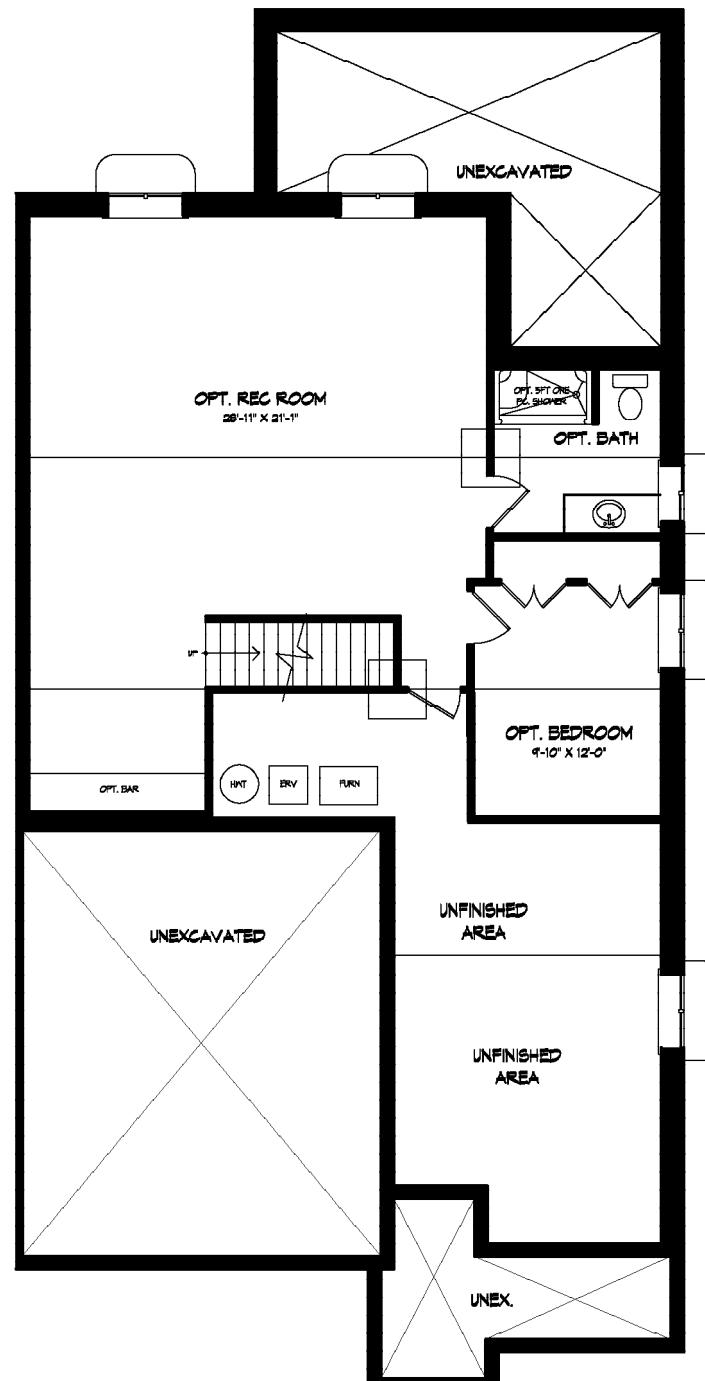
2 BATHROOM(S)
DOUBLE CAR GARAGE

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

*PRICE SUBJECT TO CHANGE



Main Floor (1405 SQ.FT)



Basement (Unfinished)

Optional Designer Features Included:

Main Floor:

- Expansive open-concept layout
- Soaring 9-foot ceilings throughout, complemented by a striking 10-foot tray ceiling in the great room.
- Farmhouse style facade featuring a blend of brick, stone, and stucco siding.
- Convenient double car garage with seamless direct entry into the home.

Basement:

- The basement is currently unfinished, offering a blank canvas for future customization. It can be priced to include a spacious recreation room, a finished bathroom, and an additional bedroom—designed to suit your needs and lifestyle.*

Patio:

- Step outside to a spacious extended covered deck—perfect for relaxing, entertaining, or enjoying the outdoors in comfort and style.

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 foyer showcases a soaring cathedral ceiling for a dramatic first impression.
- The foyer, kitchen, dinette, laundry room, and all bathrooms are outfitted with elegant oversized ceramic tiles, offering a contemporary look with lasting durability.
- Enjoy the warmth and ambiance of a gas fireplace in the great room, beautifully finished with a sleek tile surround— included as part of the builder's promotional package.
- In the great room, upgraded hardwood flooring adds a touch of natural sophistication, enhancing the space with both comfort and style.
- The ensuite bathroom features a fully tiled shower, creating a spa-like atmosphere with clean lines and modern appeal.
- Ten slim LED pot lights are included to provide energy-efficient, modern lighting throughout the home, with their placement to be finalized during your personalized electrical walkthrough.

Builder Information:

- Experience exceptional craftsmanship and thoughtful design with award-winning Lucchetta Homes.

Act now to choose your own finishes and colour scheme!

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.

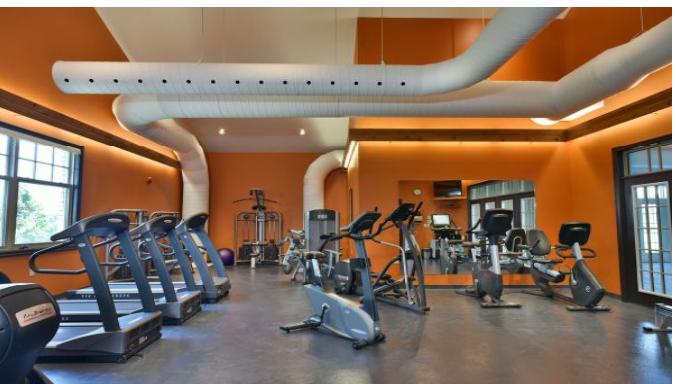
3) What else is included in the Association fee?

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