

UNIT C - #334 PERTH TRAIL



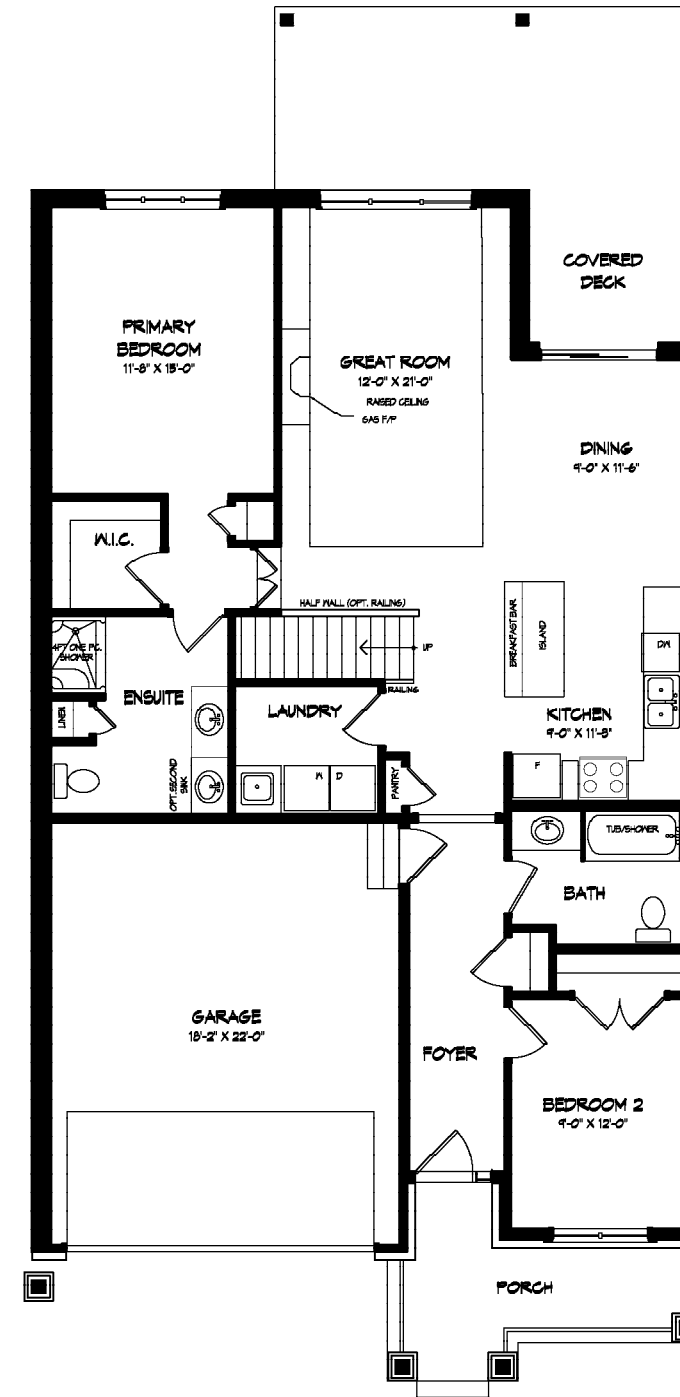
HAVEN - EXTERIOR TOWNHOME

1405 SQ.FT FINISHED
2 BEDROOM(S)

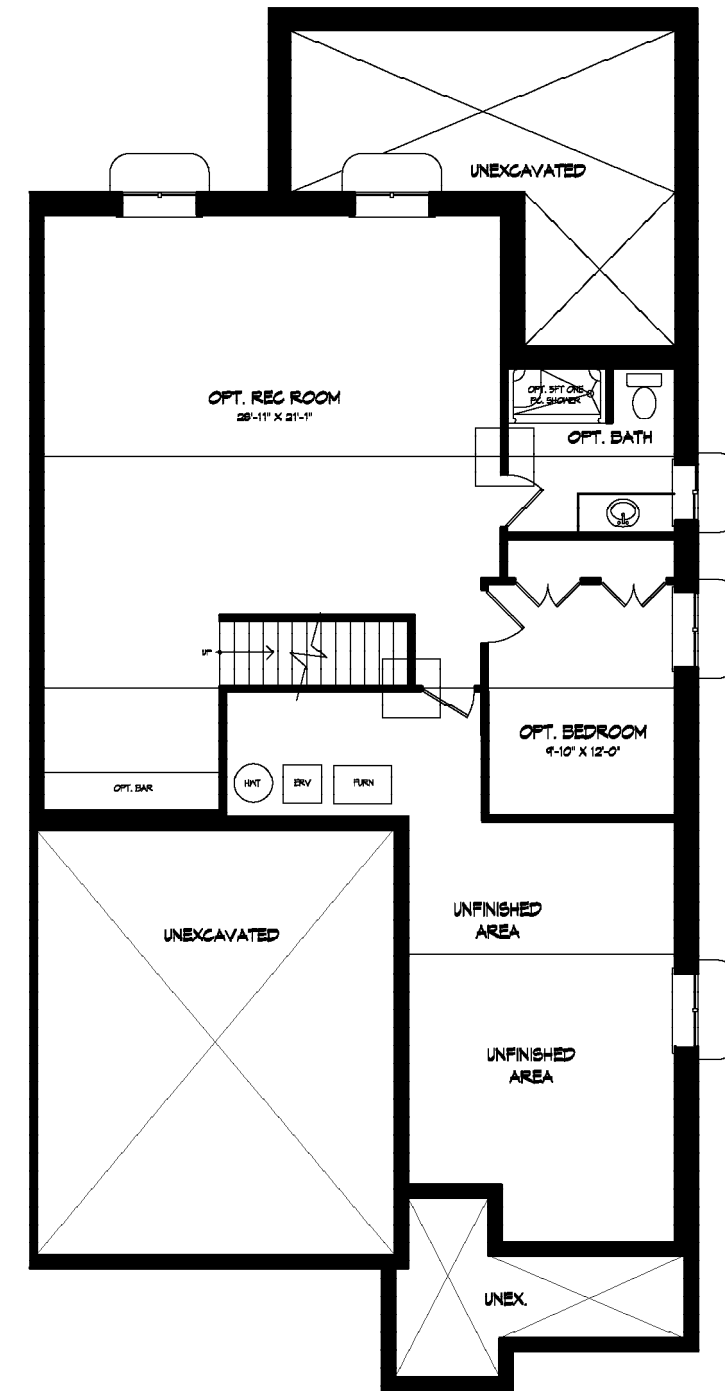
2 BATHROOM(S)
DOUBLE CAR GARAGE

SEE SALES REP FOR PRICING

*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?

- 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

