

UNIT G - #304 PERTH TRAIL



HAVEN - EXTERIOR TOWNHOME

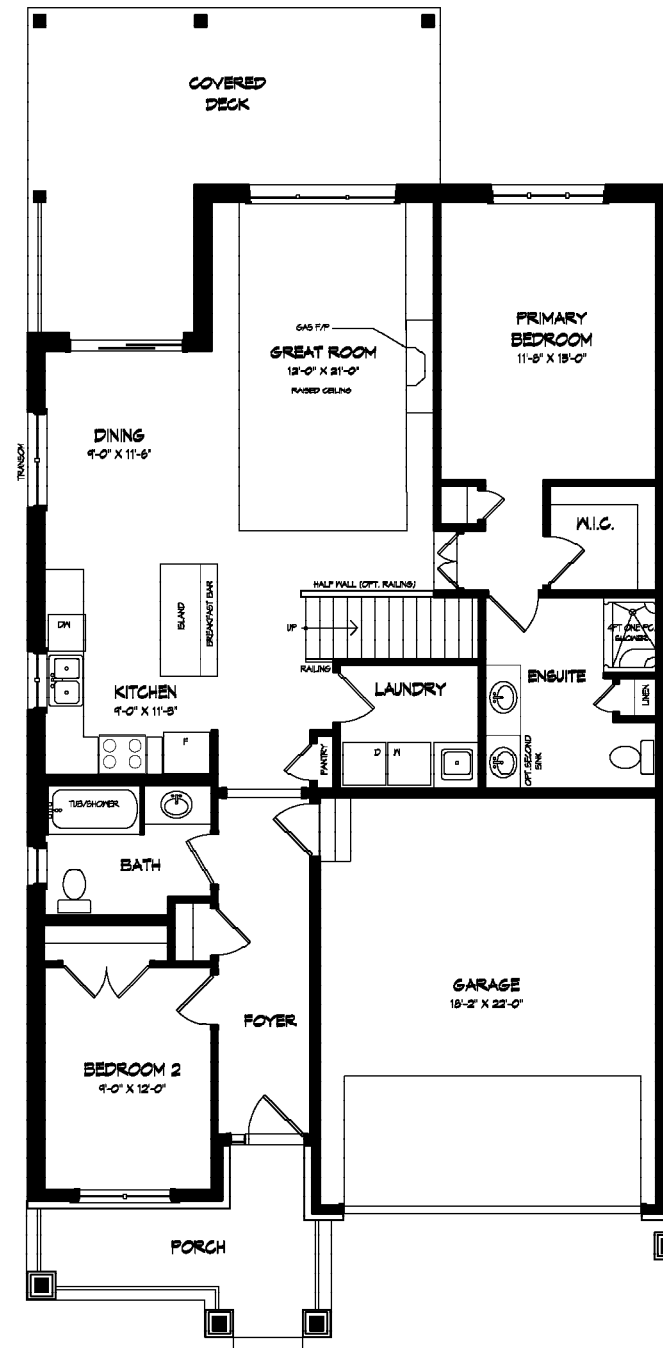
1405 SQ.FT FINISHED
2 BEDROOM(S)

2 BATHROOM(S)
DOUBLE CAR GARAGE

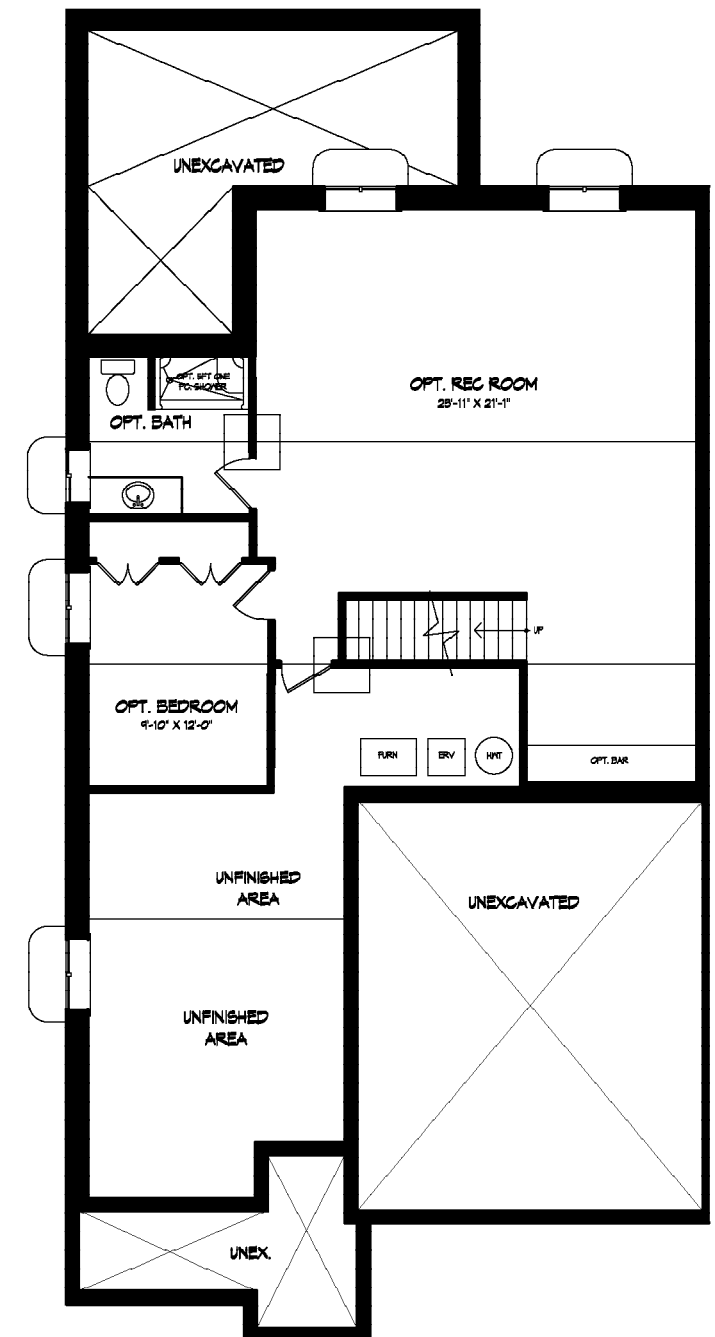
Move In Ready Price - * **SEE SALES REP**

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 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:

- 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.
- The foyer, kitchen, dinette, laundry room, and all bathrooms are outfitted with elegant oversized 12” x 24” ceramic tiles, offering a contemporary look with lasting durability.
- 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. In the main bath, a tiled alcove tub offers a seamless, polished design that combines function with understated luxury.
- 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.

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