

UNIT G - #304 PERTH TRAIL



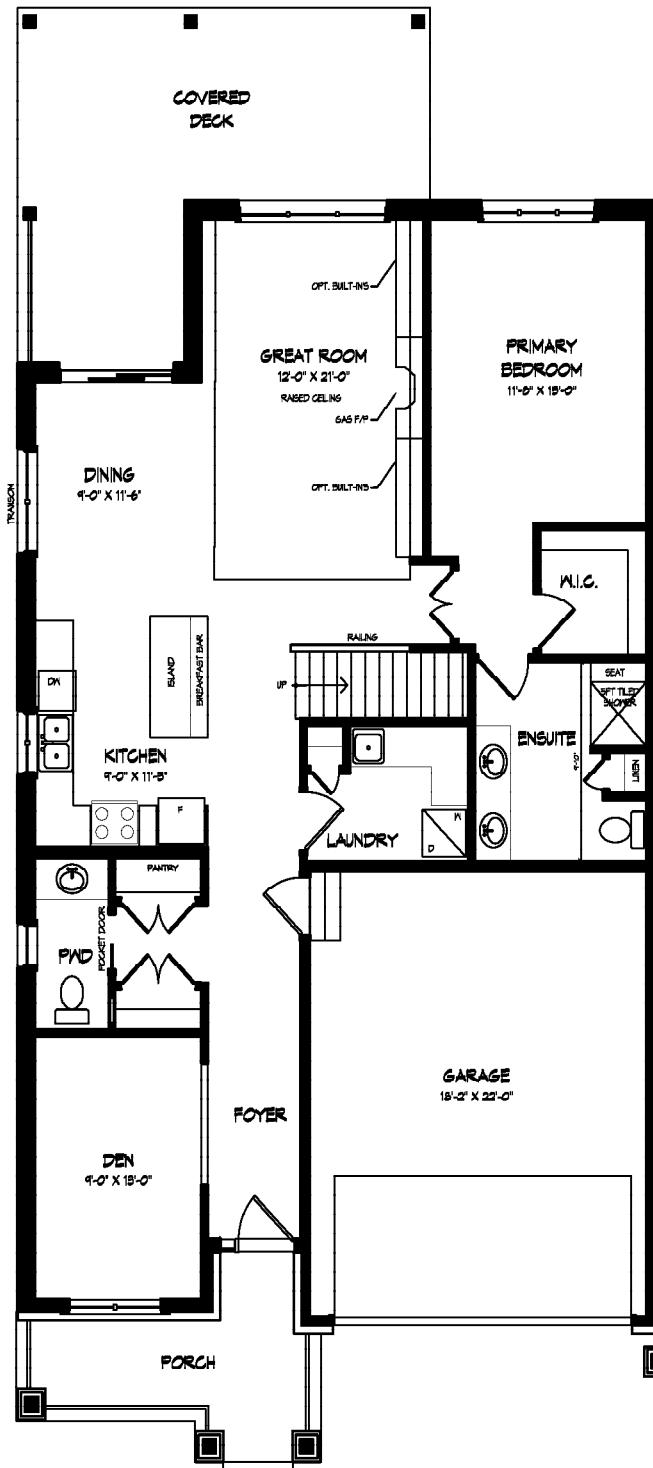
HAVEN - EXTERIOR TOWNHOME

2169 SQ.FT FINISHED
2 BEDROOM(S)

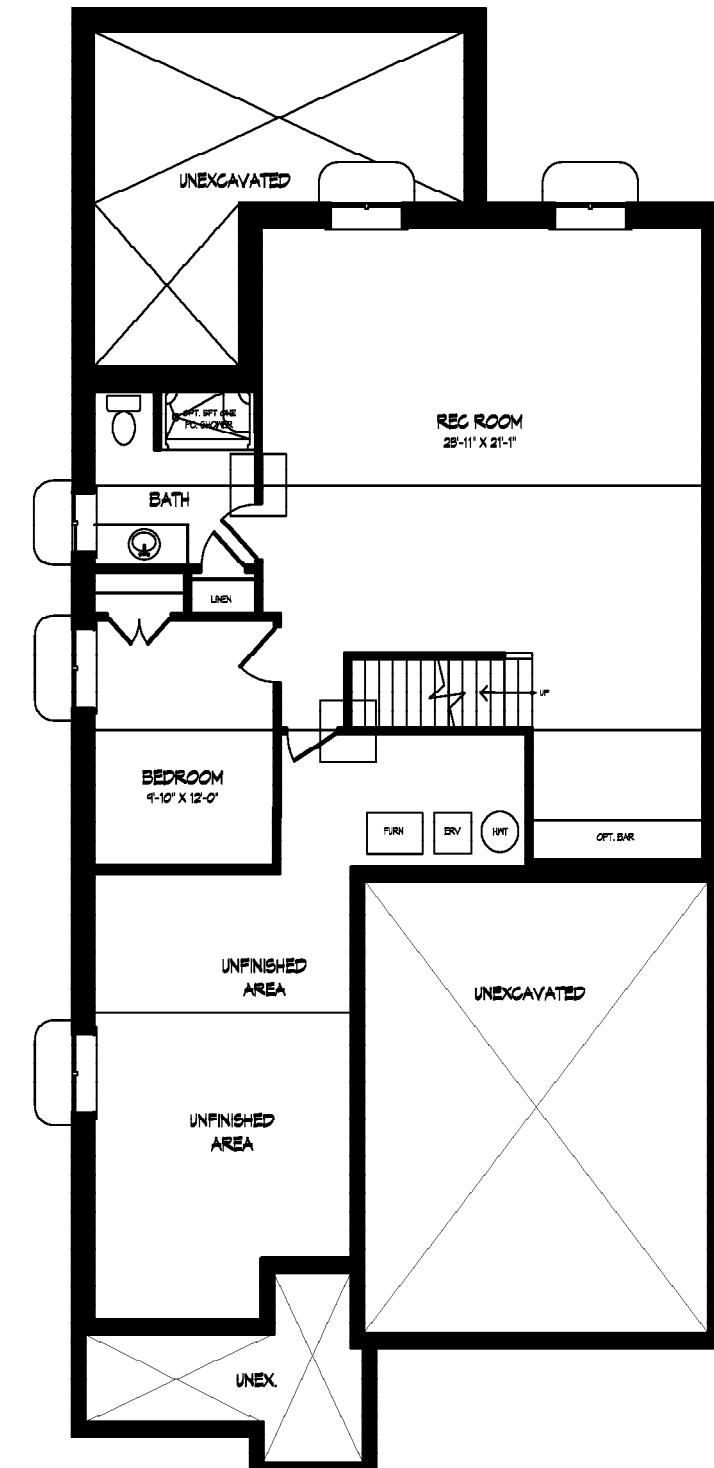
2+1 BATHROOM(S)
DOUBLE CAR GARAGE

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

*PRICE SUBJECT TO CHANGE



Main Floor (1405 SQ.FT)



Basement (764 SQ.FT)

Optional Designer Features Included:

Main Floor:

- Expansive open-concept layout
- Soaring 9-foot ceilings throughout, complemented by a striking 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 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 foyer welcomes with a cathedral ceiling and upgraded tile flooring that continues into the laundry and main bath.
- The main bath includes an alcove tub with a quartz-trimmed tiled niche, accent ceiling paint, crown molding and upgraded floor tiles.
- Rich hardwood flooring flows through the primary bedroom, second bedroom, kitchen and dinette, complementing the upgraded cabinetry and striking kitchen backsplash with LED undercabinet lighting.
- The laundry room features upgraded bold hexagon tile and upgraded cabinetry.
- In the great room, a floor-to-ceiling tiled fireplace is finished with a stained oak mantel.
- The primary bedroom is elevated with crown molding, a wallpaper feature wall and hanging pendant lights.
- The ensuite offers an upgraded tile, heated floor, a custom tiled niche, and a bold black shower base.
- The lower level, includes a spacious games room with cork backed vinyl plank flooring, an additional bedroom, a 3 piece bathroom and a bar rough in.
- This thoughtfully upgraded home features an LED pot light package
- Modern Aria floor vents on both hardwood and tiled surfaces.
- The main floor and basement showcase painted accent doors.
- White oak stairs with metal-spindle railings add a touch of elegance throughout.

Builder Information:

- Experience superior craftsmanship and attention to detail with Legendary Lucchetta
- One-time Club House indemnification fees paid (\$7500.00 value) for membership into community centre and activities.

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.

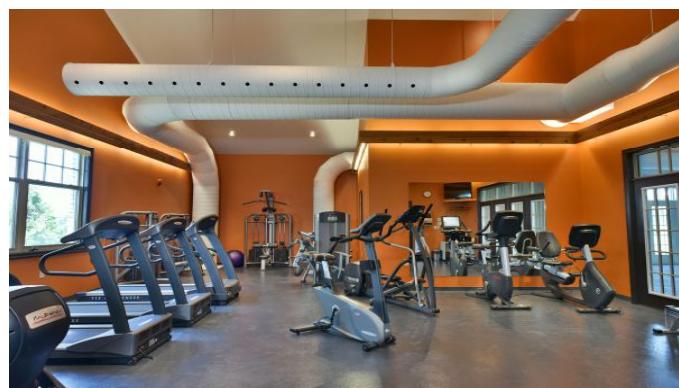
3) What else is included in the Association fee?

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