

UNIT G - #304 PERTH TRAIL



HAVEN - EXTERIOR TOWNHOME

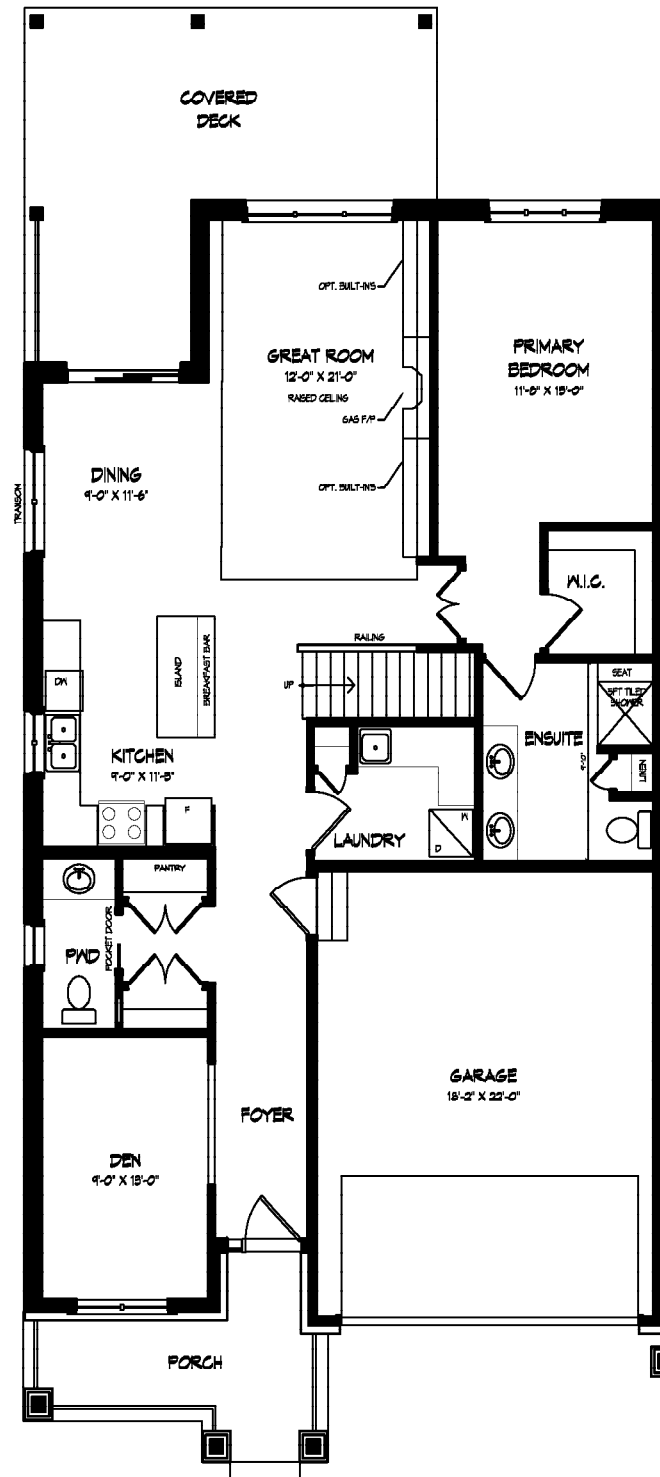
2169 SQ.FT FINISHED
2 BEDROOM(S)

2+1 BATHROOM(S)
DOUBLE CAR GARAGE

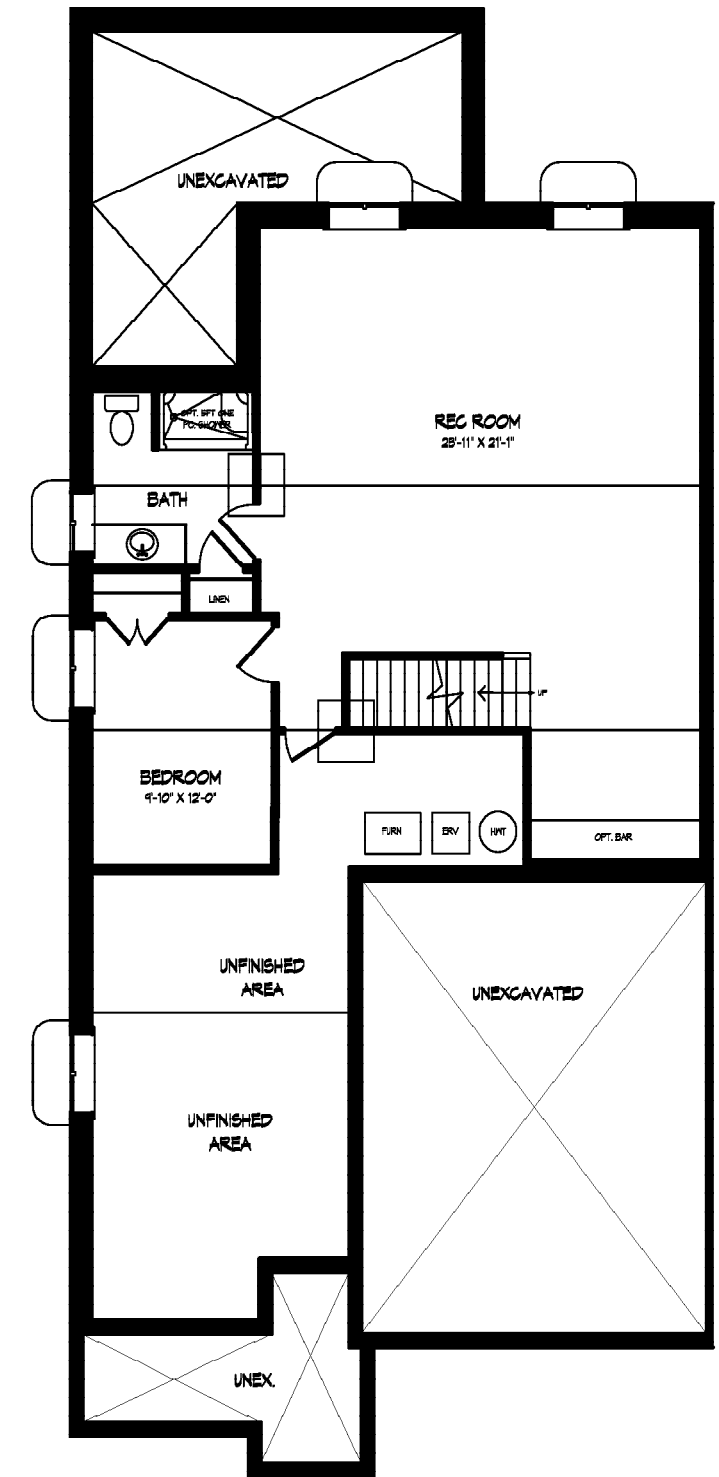
SEE SALES REP FOR PRICING

*PRICE SUBJECT TO CHANGE

**The estimated closing price reflects the base price less the enhanced HST rebate.



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.
- Built-in coffee bar—perfect for convenient morning routines and effortless entertaining off of the kitchen.
- 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 pendent 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

Niagara's Premier Adult Lifestye 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

