

## LOT #41 - #366 TURNBERRY TRAIL



## ALGOMA II TRANSITIONAL

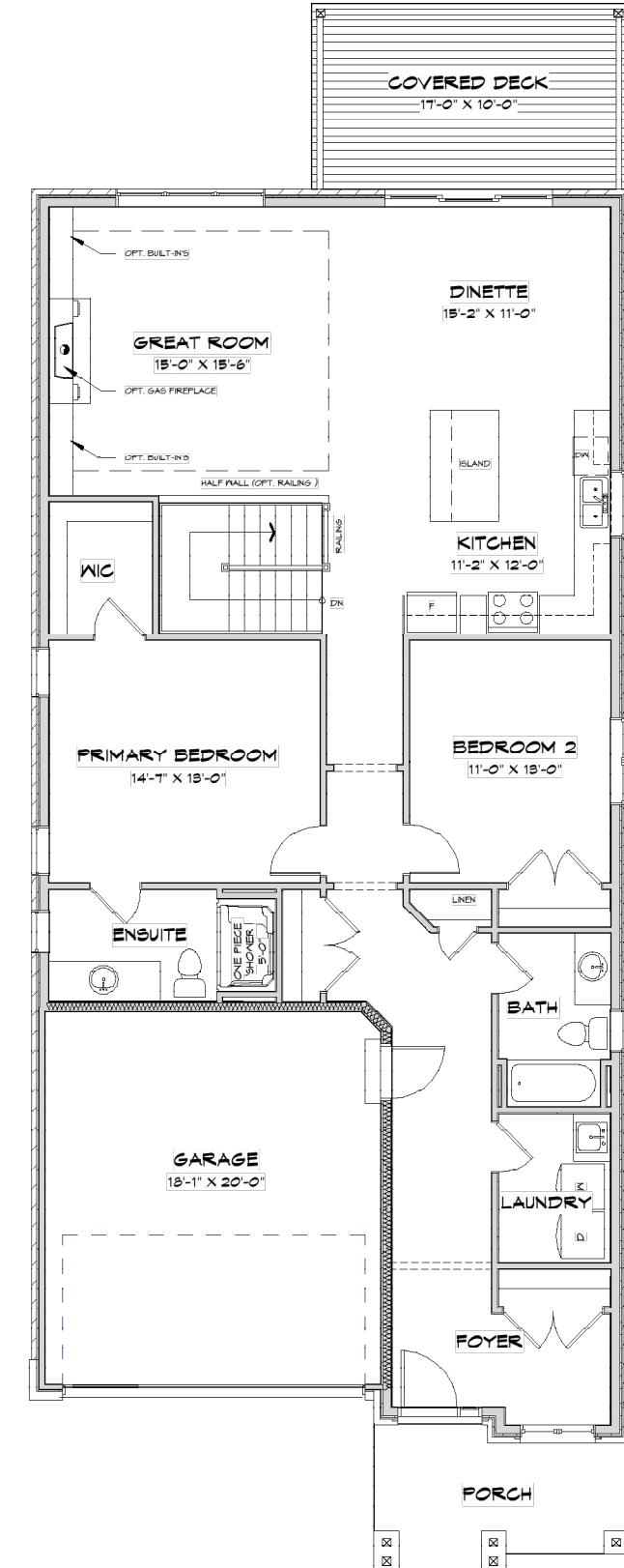
Move In Ready Price - \* SEE SALES REP

2503 SQ.FT FINISHED  
3 BEDROOM(S)

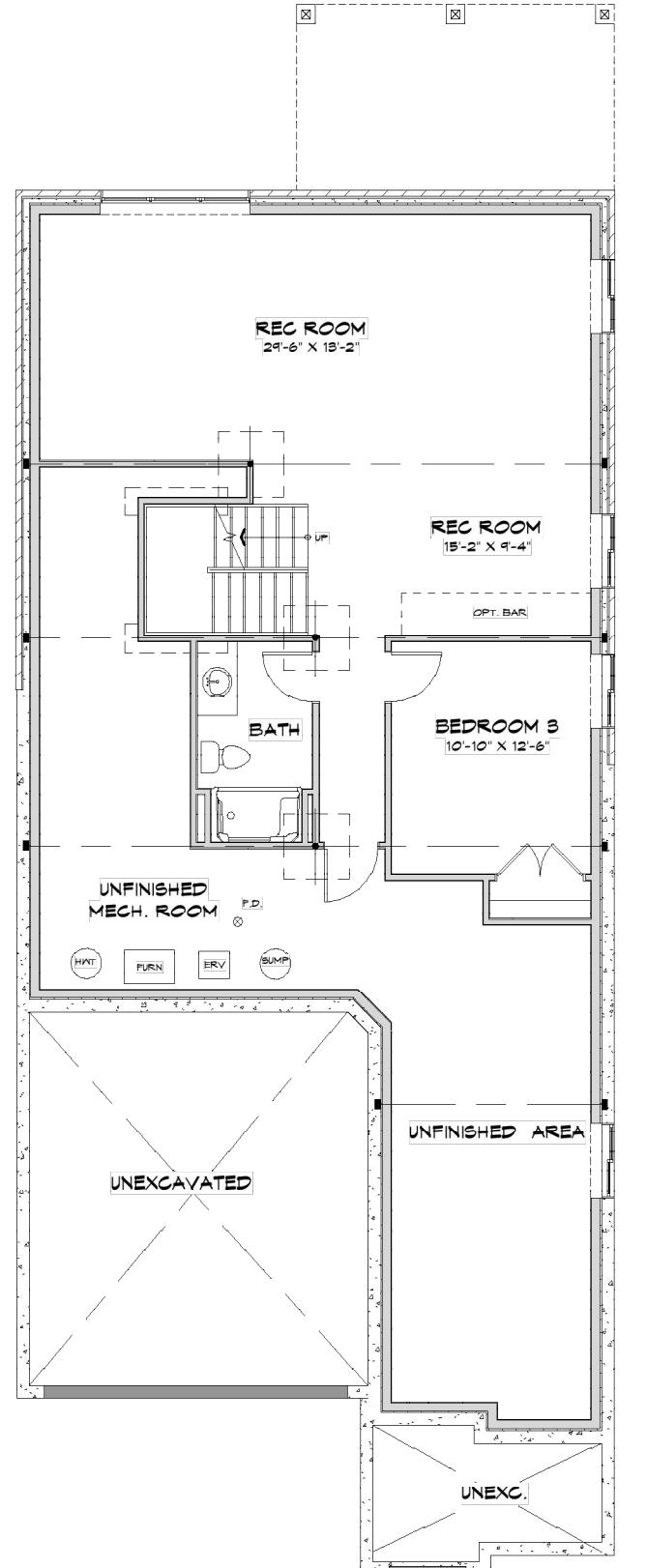
3 BATHROOM(S)  
DOUBLE CAR GARAGE

\*PRICE SUBJECT TO CHANGE

Architecturally Inspired Front Facade



Main Floor (1712 SQ.FT)



Basement (791 SQ.FT)

## Optional Designer Features Included:

**The Algoma II Transitional is a masterfully crafted home that blends clean architectural lines with warm, inviting finishes. This reimaged floor plan delivers exceptional style, enhanced function, and a curated selection of premium upgrades that elevate every space.**

From the moment you step inside, upgraded 24" x 24" tile flooring in the foyer establishes the tone for a home built with intention and refinement. A rich painted feature wall with integrated bench. The open-concept main living area is anchored by an upgraded gas fireplace with cast limestone mantel, creating a striking focal point that adds depth and comfort to the great room. Rich hardwood flooring extends throughout the great room, kitchen, dinette, and into both main-floor bedrooms, complemented by sleek flush-mount vents for a modern look.

The gourmet kitchen features designer cabinetry, a spacious island, and an upgraded full-height tile backsplash, creating a timeless and elevated workspace. The adjacent dinette flows seamlessly to the covered concrete patio—perfect for al fresco dining and effortless indoor-outdoor living.

The primary suite is a private sanctuary with upgraded tile in the shower a hotel style glass door, a full-height tiled feature wall, and a beautifully trimmed vanity mirror that gives the ensuite a spa-inspired feel. A custom designer wallpaper feature wall behind the bed enhances the ambiance and adds a boutique-style touch. The main floor also includes a second bedroom and an upgraded main bath—with enhanced tiling, painted crown moulding, and professionally trimmed mirrors—offer style and comfort for family or guests.

A beautifully stained white oak staircase leads to the expanded lower level, where the home opens into a stunning finished living space. Increased basement height further enhances the comfort and usability of the lower level. Upgraded carpeting, smooth ceilings, and an open stair design elevate the feel of the basement, which features a generous recreation room, private bedroom, and full bathroom. An upgraded gas fireplace adds warmth and character, and rough-ins for a future wet bar offer endless possibilities for entertaining.

The exterior showcases low-maintenance, premium finishes, upgraded brickwork, a limited lifetime roofing system, and stylish black metal accents. This home includes a transitionl elevation with black windows and the black garage door with smoked black glass. A BBQ gas line is included for convenience. Upgraded tile in the laundry room, backsplashes in both the kitchen and laundry. The laundry includes upgraded cabinetry and drying rod.

With its premium finishes, thoughtful layout, and countless designer upgrades, the Algoma II Transitional model at Lot 41 Turnberry Trail offers a truly elevated living experience—crafted for those who value both modern luxury and timeless design.

## Niagara's Premier Adult Lifestye Community

### 1) How much is the Association fee?

The fee is \$300.00 per month

### 2) Is the community centre included in the Accociation 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.

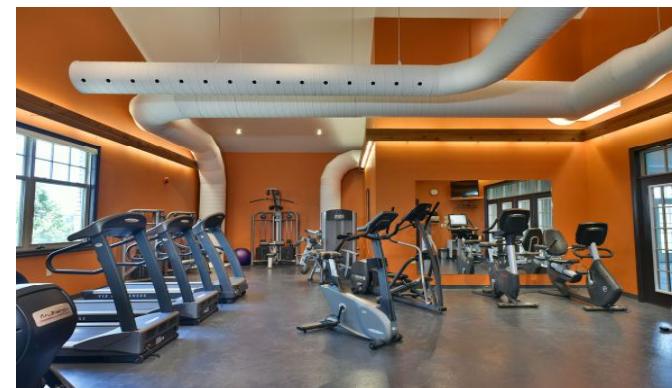
### 3) What else is included in the Association fee?

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 freinds over at the tennis/ pickleball courts



Take a dip in the pool or relax in the jacuzzi