

LOT #43 - #74 ALVIRA TRAIL

**ONE OF A KIND**



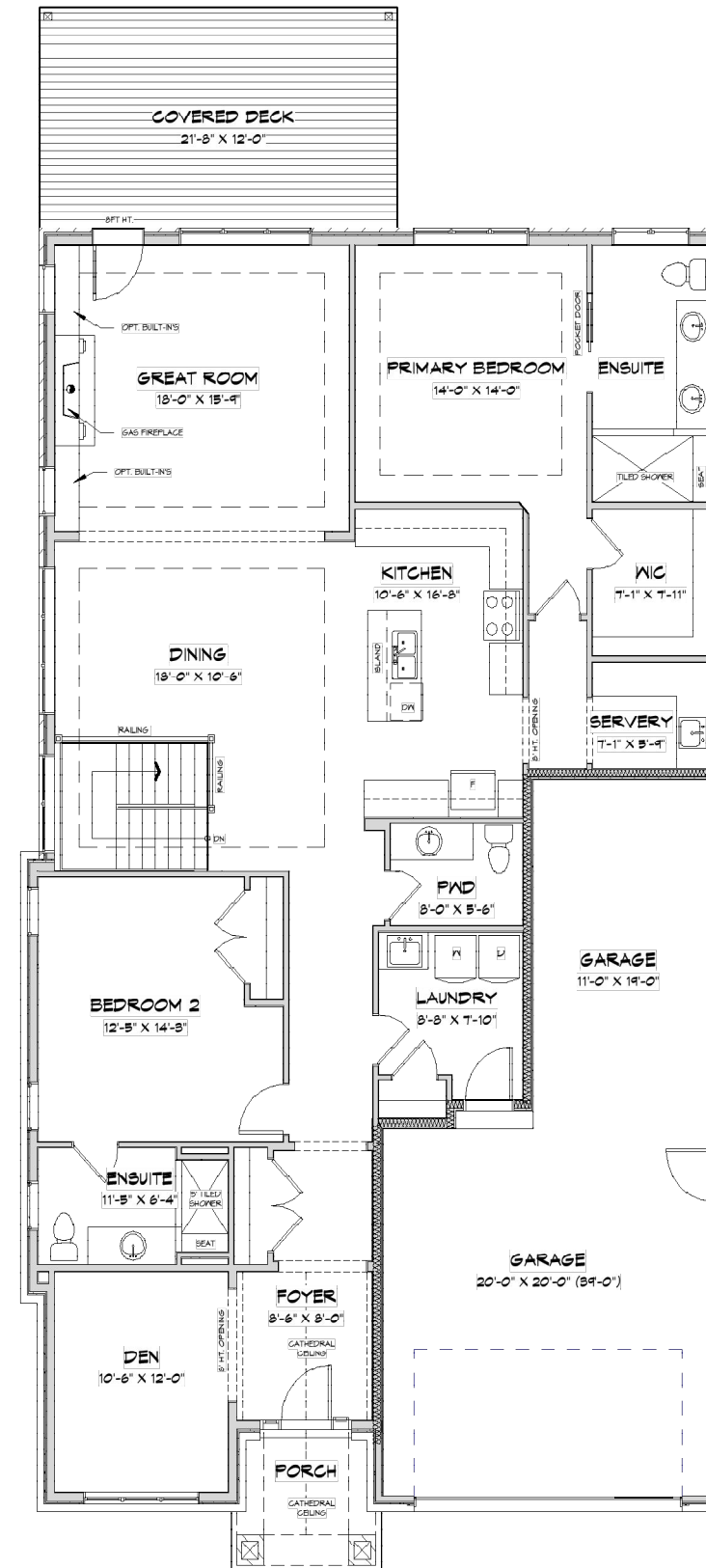
**LAURENTIAN TRANSITIONAL**

3289 SQ.FT FINISHED  
3 BEDROOM(S) + DEN

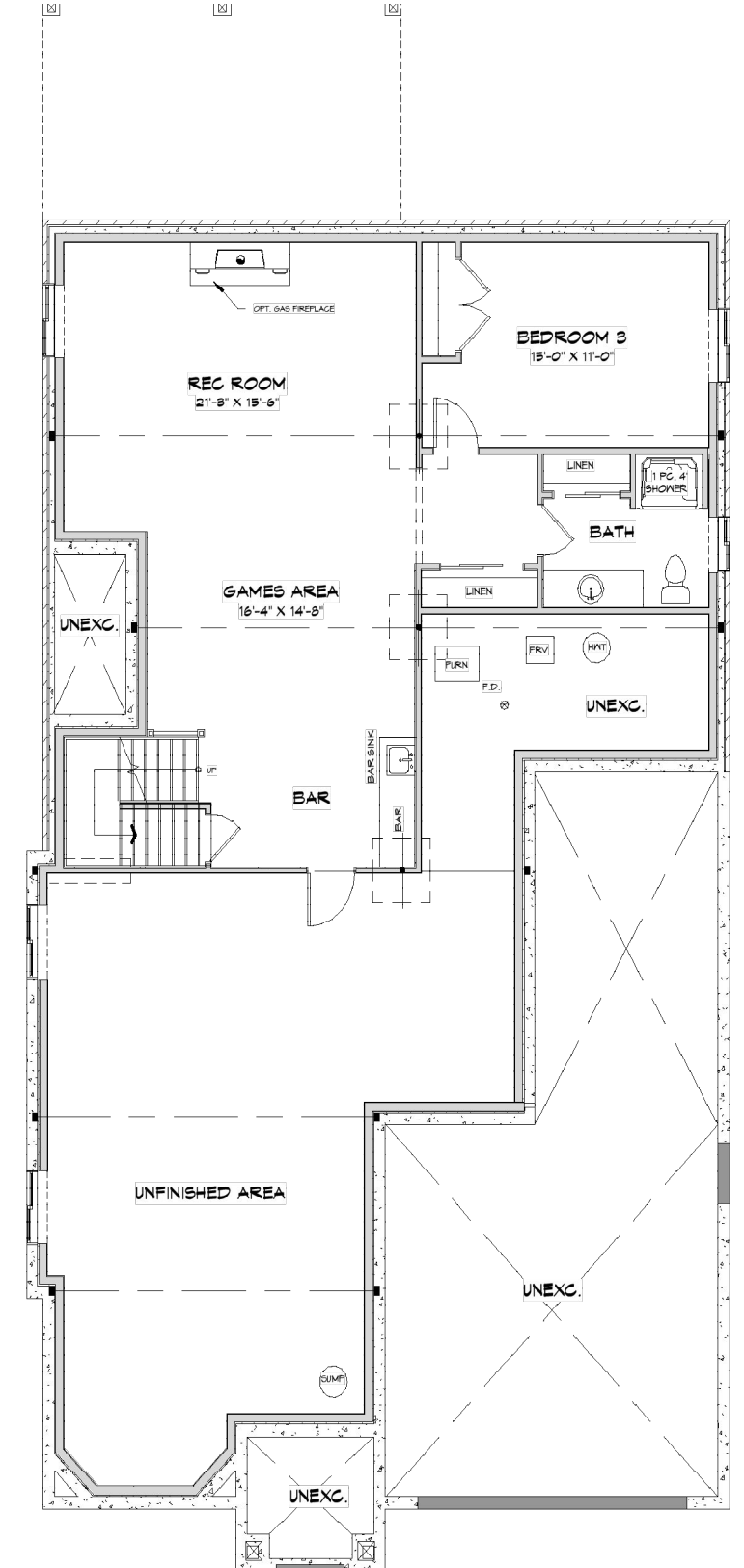
3+1 BATHROOM(S)  
TRIPLE CAR GARAGE

Move In Ready Price - \* **COMING SOON**

\*PRICE SUBJECT TO CHANGE



Main Floor (2224 SQ. FT)



Basement (1065 SQ. FT)

## Optional Designer Features Included:

**The Laurentian Transitional is a stunning one-of-a-kind model home that seamlessly blends timeless craftsmanship with modern elegance. Thoughtfully designed for comfort, style, and functionality, this home is the perfect balance between open-concept living and private retreat.**

### Main Level

Step through the inviting front porch into a bright, spacious foyer that opens to an elegant den—perfect for a home office or quiet reading nook. The heart of the home features an airy great room anchored by a gas fireplace and optional built-ins, flowing effortlessly into the dining area and designer kitchen with a large central island and walk-in pantry.

A covered rear deck extends the living space outdoors, ideal for entertaining or relaxing evenings surrounded by nature. The primary suite offers a luxurious retreat with a walk-in closet and a beautifully tiled ensuite complete with an oversized shower and double vanity. A second generously sized bedroom, laundry room, and convenient mudroom off the garage complete the main floor's thoughtful layout.

### Optional Finished Basement

The optional finished lower level transforms the space into a true entertainer's haven. Design possibilities include a spacious rec room with a cozy gas fireplace, wet bar, games area, and additional bedroom and bath—perfect for guests or extended family. Large windows invite natural light, creating an open and welcoming atmosphere.

### Key Highlights

- Transitional architecture with refined modern detailing
- Open-concept kitchen, dining, and great room with 8-ft transom topped window
- White Oak staircase that seamlessly blends the upper and lower levels
- Covered rear deck and front porch for seamless indoor-outdoor living
- Side porch perfect for a morning coffee
- Expansive primary suite with spa-inspired ensuite and walk-in closet
- Flexible lower-level layout with options for bar, games area, and guest suite
- Triple garage with convenient mudroom and laundry access

**The Laurentian Transitional isn't just a home—it's a statement of timeless design and modern luxury, created as a one-off masterpiece for those who appreciate quality and craftsmanship. Act now to choose your own finishes and colour scheme!**

## 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

