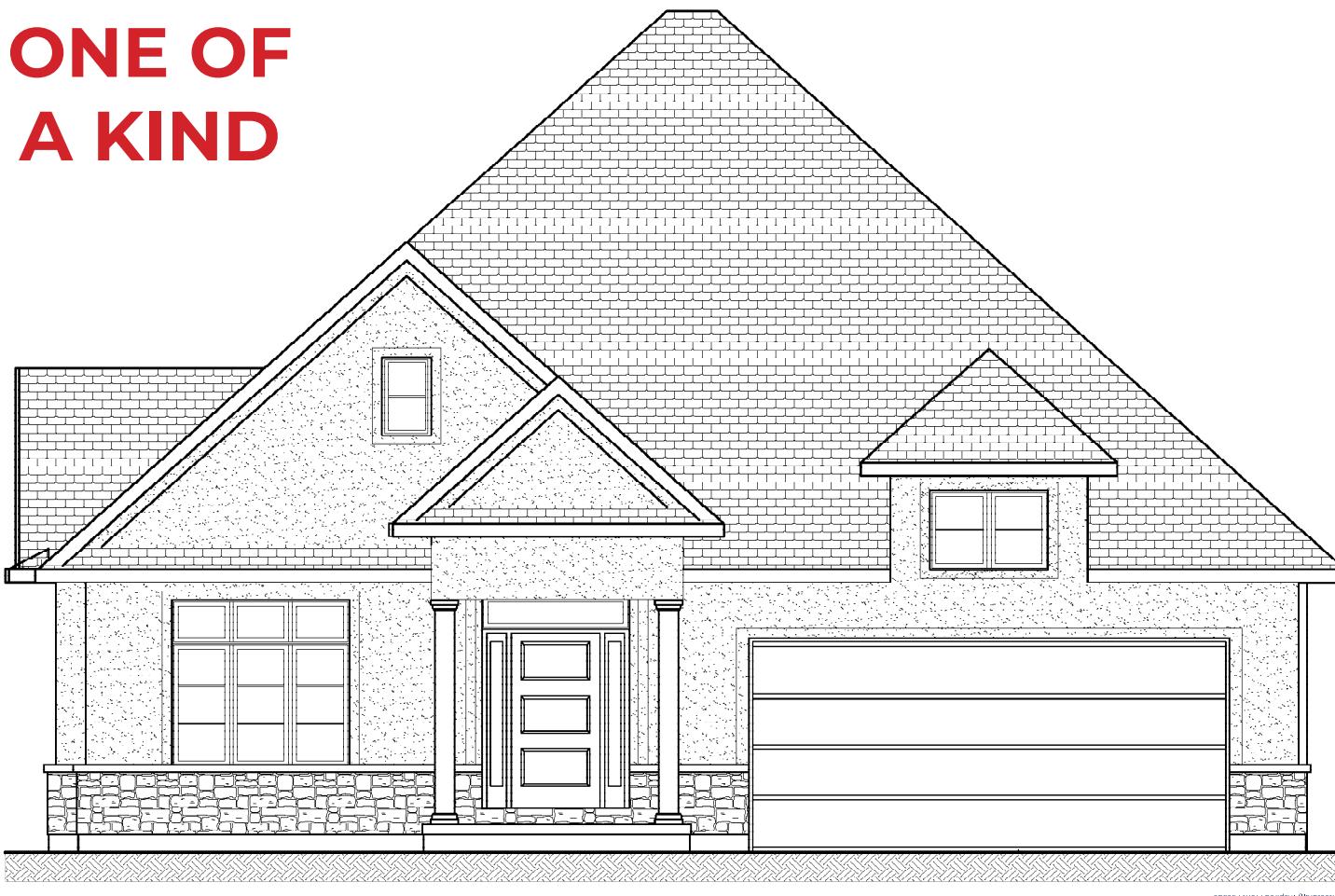


## LOT #43 - #74 ALVIRA TRAIL

**ONE OF  
A KIND**



## LAURENTIAN TRANSITIONAL

3246 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 (2181 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 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