

LUSO

freehold collection
BY LUCCHETTA

LUCCHETTA HOMES

Legendary Luxury

Lot 17 - 20(A) Grapeview Drive



Architecturally Inspired Front Facade

THE BARI

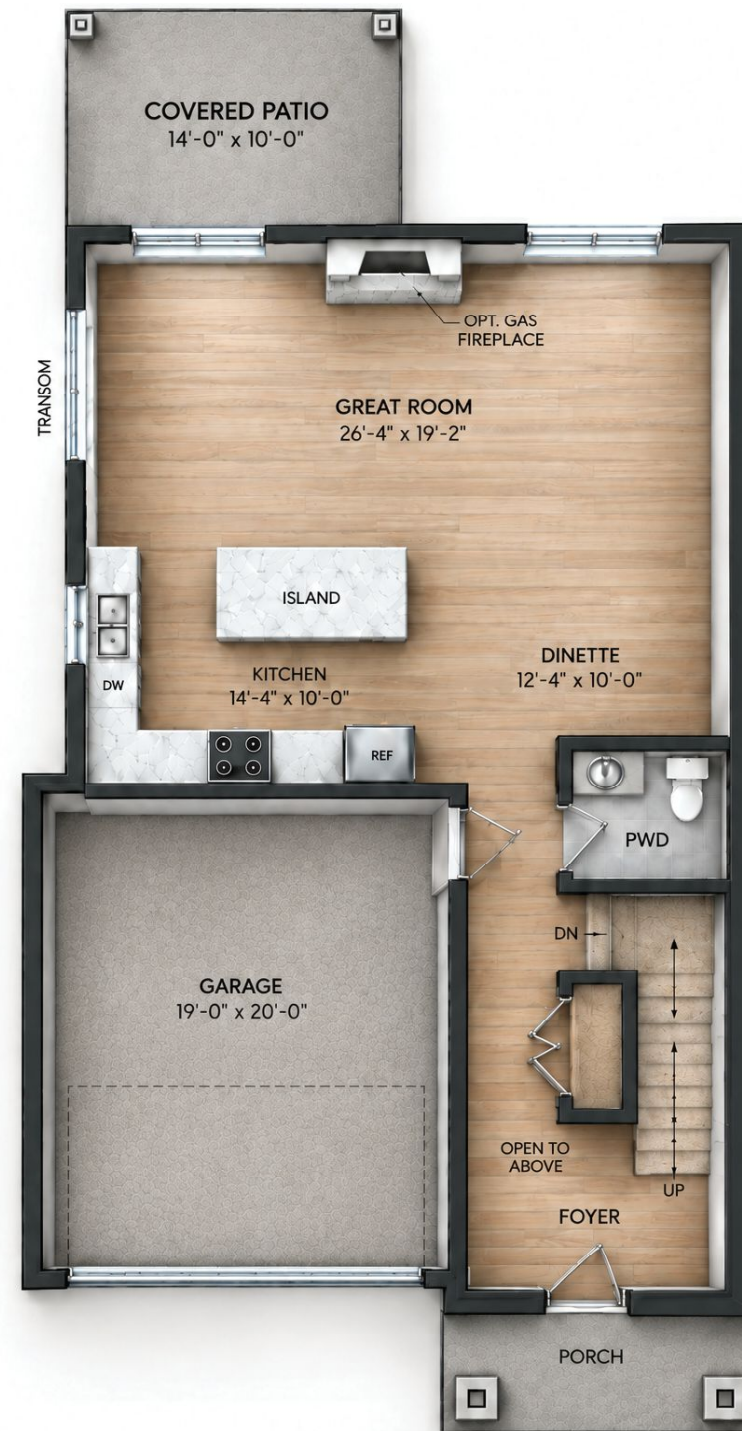
SELLING PRICE NET OF HST REBATE - ** **\$694,900.00**

2009 SQ.FT FINISHED
3 BEDROOM(S)

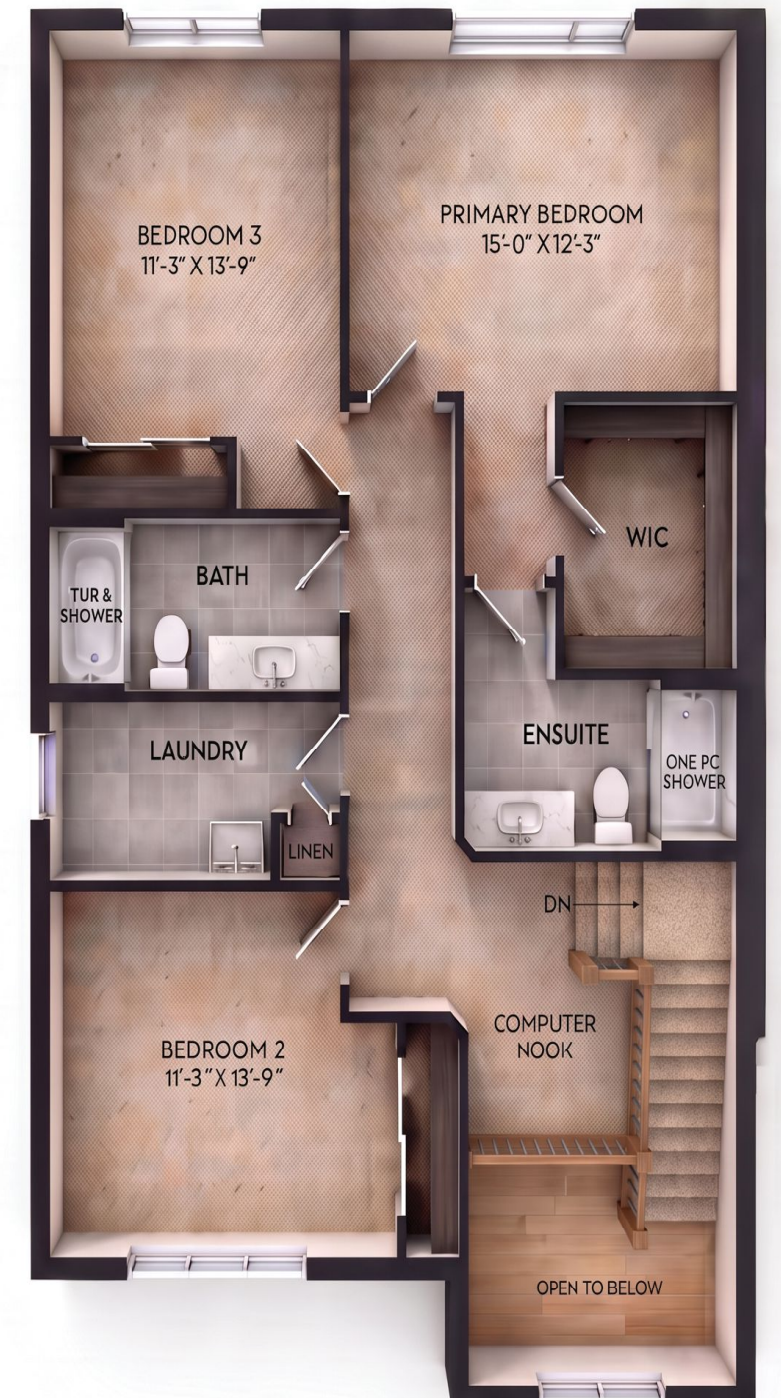
2.5 BATHROOM(S)
DOUBLE CAR GARAGE

**The estimated closing price reflects the base price (\$785,237.00) less the enhanced HST rebate.

*Price subject to change



Main Floor (948 SQ.FT)



Second Floor (1061 SQ.FT)

ALL DRAWINGS & RENDERINGS ARE ARTIST'S CONCEPTS AND MAY VARY SLIGHTLY FROM THE FINAL PRODUCT. E. & O.E. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED AREA AND DOES NOT INCLUDE BASEMENT AND GARAGE. DRAWINGS MAY SHOW OPTIONAL FEATURES WHICH MAY NOT BE INCLUDED IN THE BASE PRICE. Floor plans and images shown are AI-generated for illustrative purposes only. Finishes, colours, materials, dimensions, and other details may not accurately represent the final home. Builder-approved plans, specifications, and selections take precedence.

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- Toronto is one hour down the QEW.
- 55 minutes to Buffalo International Airport.
- Tastings at dozens of local wineries.
- Attractions at Niagara Falls are 15 minutes away.
- Enjoy an array of challenging golf courses.
- Roam our luscious parks.

Everything you and your family will ever need is right here, right at your doorstep. Enjoy!

- | | |
|---|--|
| 1 LUSO | 21 Bill Burgoyne Memorial Arena (10 mins) |
| 2 Niagara Regional Hospital (4 mins) | 22 13th Street Winery and the Niagara Wine Route (12 mins) |
| 3 Brock University (10 mins) | 23 Beer Store (10 mins) |
| 4 Grapeview Public School (2 mins) | 24 Charles Daley Park (15 mins) |
| 5 St. Teresa Catholic School (2 mins) | 25 Lakeside Park (13 mins) |
| 6 Ridley College (6 mins) | 26 Royal Henley Park (10 mins) |
| 7 Eden High School (10 mins) | 27 Montebello Park (10 mins) |
| 8 St Francis Catholic High School (10 mins) | 28 Shorthills Provincial Park (10 mins) |
| 9 Shopping, restaurants, groceries, Shoppers, LCBO, gas stations, Tim Hortons, Walmart, Canadian Tire and lots more. (4 mins) | 29 St. Catharines Public Library (10 mins) |
| 10 Downtown - all banks, post office, specialty shops, restaurants and more (10 mins) | 30 Pathstone Mental Health (7 mins) |
| 11 Meridian Centre Arena (10 mins) | 31 Martindale Animal Hospital (5 mins) |
| 12 First Ontario Performing Arts Centre (10 mins) | 32 Grapeview Free Methodist Church (1 mins) |
| 13 Royal Canadian Henley Rowing Course (7 mins) | 33 New Hope Church (5 mins) |
| 14 Port Dalhousie Pier Marina (13 mins) | 34 First Reformed Church of St. Catharines (2 mins) |
| 15 Pen Centre Shopping Mall (9 mins) | 35 Bethany Community Church (5 mins) |
| 16 Outlet Collection Mall (12 mins) | 36 Harbour Fellowship Church (3 mins) |
| 17 St. Catharines Golf and Country Club (6 mins) | 37 Saint Mary of the Assumption Roman Catholic Church (5 Mins) |
| 18 Rockway Vineyards and Golf (13 mins) | 38 St Thomas' Anglican Church (10 mins) |
| 19 Royal Niagara Golf Club (15 mins) | |
| 20 Seymour-Hanna Sports Centre (6 mins) | |



Design Features Included:

Exterior & Construction

Brick, vinyl siding, and stone contemporary façade
Complete landscape package with paved driveway
14' x 10' covered pressure-treated deck
Double car garage with direct entry

Interior Features

9' ceilings on the main floor
8' ceilings on the second floor
Luxury vinyl flooring throughout the main level
High-density upgraded underpad with superior-grade carpet in all other areas
Gas fireplace in the Great Room

Kitchen & Bath

Custom built cabinetry in kitchen and bathrooms
Quartz countertops in the kitchen, ensuite, bathrooms, and laundry
Upgraded tiled shower in the ensuite

Mechanical & Efficiency

High-efficiency furnace, ERV system, and air conditioning
Built to ENERGY STAR® standards (20% more efficient than a home built to current Ontario Building Code)
ENERGY STAR® rated home

Craftsmanship

Quality construction by Legendary Lucchetta Homes



Canadian
Home Builders'
Association



14/SEPT/2026

Colours of product and finishes may appear different in photos. The purchaser acknowledges that the photographs in this flyer show a dwelling that has been used as a "Model" or "Show", home, and as such, it has been subjected to the normal wear and tear associated with that purpose. Any sale of the home will exempt wear and tear items such as scratched floors, counter or plumbing fixtures, or sun-faded paint and stain colours. Model homes are often customized to display optional items, and features or finishes that may vary from those available for other Lucchetta Homes or shown in renderings or floor plans. Accordingly features listed or shown in this brochure do not apply to other Lucchetta Homes, and in the event of discrepancy between any details shown in this brochure and the as-built condition of the dwelling, the actual or as-built condition and features of the dwelling shall replace and supersede and such content of this brochure. E&O.E.