LUSSO
freehold collection
BY LUCCHETTA

LUCCHETTA HOMES
Legendary Luxury

Unit 18 - 20 Grapeview Drive

Architecturally Inspired Front Facade

THE MATERA

SELLING PRICE NET OF HST REBATE - ** **$699,900.00**

2054 SQ.FT FINISHED
3 BEDROOM(S)

2.5 BATHROOM(S)
DOUBLE CAR GARAGE

**The estimated closing price reflects the base price ($790,887.00) less the enhanced HST rebate.

***Price subjet to change**

Main Floor (962 SQ.FT)

Second Floor (1092 SQ.FT)

ALL DRAWINGS & RENDERINGS ARE ARTIST'S CONCEPTS AND MAY VARY SLIGHTY FROM THE FINAL PRODUCT. E. & O.E. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED AREA AND DOES NOT INCLUE BASEMENT AND GARAGE. DRAWINGS MAY SHOW OPTIONAL FEATURES WHICH MAY NOT BE INCLUED IN THE BASE PRICE.

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LUSSO is centrally located to all amenities found in and around St. Catharines and the Niagara Region. Schools, stores, health care, recreation, wineries, restaurants, banks and entertainment are all a ten minute drive or less from your door.

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

24 GRAPEVIEW DRIVE, ST. CATHARINES, ON
lucchettahomes.com/lusso

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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

14/SEPT/2026

TARION REGISTERED BUILDER · TARION WARRANTY CORPORATION

Ontario Home Builders' Association

Canadian Home Builders' Association

Niagara Home Builders' Association

ENERGY STAR

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.