

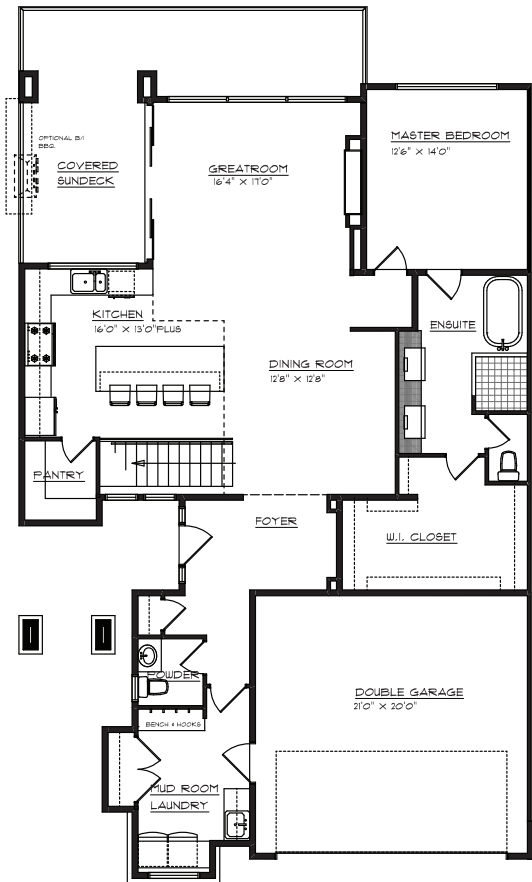
Osprey Floor Plan

At 2,715 sq ft, the Osprey may be our smallest floor plan, but every inch has been designed just for you. In place of a main floor guest room, enjoy a spacious walk-in closet and mudroom as well as an appointed kitchen so guests face your gorgeous views.

Bedrooms: 2 + Den // Bathrooms: 2.5

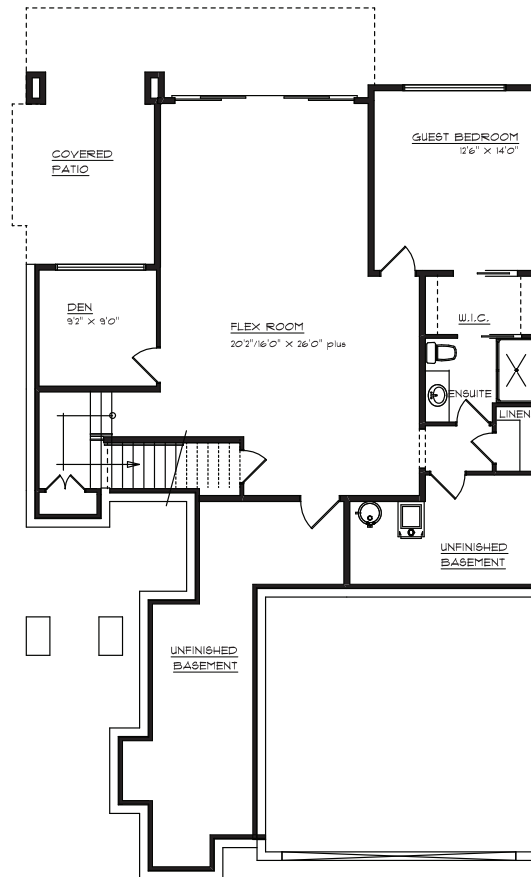
Main floor

Living: 1,581 sq ft
Garage: 443 sq ft



Basement

Finished Basement: 1,134 sq ft
Unfinished Basement: 450 sq ft



Get in touch

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Interior & Exterior Features

Interior features

General

- Engineered HW floors in GR/ Dining/Kitchen/Entry
- Carpet in bedrooms/stairs/ lower floor
- Tile floors in all bathrooms
- Vinyl sliding windows
- 3 colour schemes to choose from
- Mudroom custom built-in
- 45" linear fireplace
- Modern tile fireplace with concrete hearth
- 13' ceiling in great room
- Solid surface counters in all main floor bathrooms
- Flush mount vents in hardwood areas
- 10' basement ceiling height

Kitchen

- 9' ceiling
- Stainless steel appliances
- Commercial style faucet
- Generous pantry space
- Soft-close cabinetry
- Generous drawer space
- Built in cabinet organizers
- Painted ceilings
- Under-cabinet valance lighting
- Water and ice in fridge/freezer
- Dual fuel range
- Solid surface counters
- 9' island

Electrical

- Heated floors in the en suite
- Juno pot lights
- Valance lighting in the kitchen
- 200 amp service
- 1 telephone jacks
- 5 cable jacks
- 5 CAT-5e jacks
- Soffit plug for lights
- Security rough-in
- Vacuum rough-in
- Hot tub electrical rough in

Plumbing

- Gas hot water tank
- Recirculation pump
- 10mm frameless shower doors
- Modern styles fixtures
- Insulated hot water line
- Custom shower in the en suite
- 2 frost free hose bibbs

Master

- Oversized walk-in closet
- Luxury en suite
- Custom tile shower
- Oversized vanity with 2 sinks
- Freestanding tub
- Heated floor in en suite
- Quartz bench in shower
- Custom stained wood tub shelf
- Private water closet

HVAC

- Bypass humidifier
- Carrier HVAC system
- Two-zone HVAC system
- 96.5% efficient furnace
- Nest thermostat
- HRV and bath fans
- High-efficiency air filter

Exterior features

- Acrylic stucco finish
- Aluminum soffits
- Wood soffits at front entry and covered deck
- Modern style brick
- 14' x 10' aluminum great room window*
- 12' x 8' sliding glass door onto deck
- 14' x 8' sliding glass door to the patio in walkout basement
- Short post glass railing
- Torch onto flat roofs
- Lifetime asphalt shingles to hip roofs
- Modern architecture
- Walkout basements
- Large exposed aggregate decks
- 2 car garage with 18' door
- Nest hello doorbell

* 16' x 10' on Hawk floor plan.

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