

KESTREL RIDGE

Rise Above

OSPREY

At 1,581 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.

Main Floor: 1,581 sq. ft.

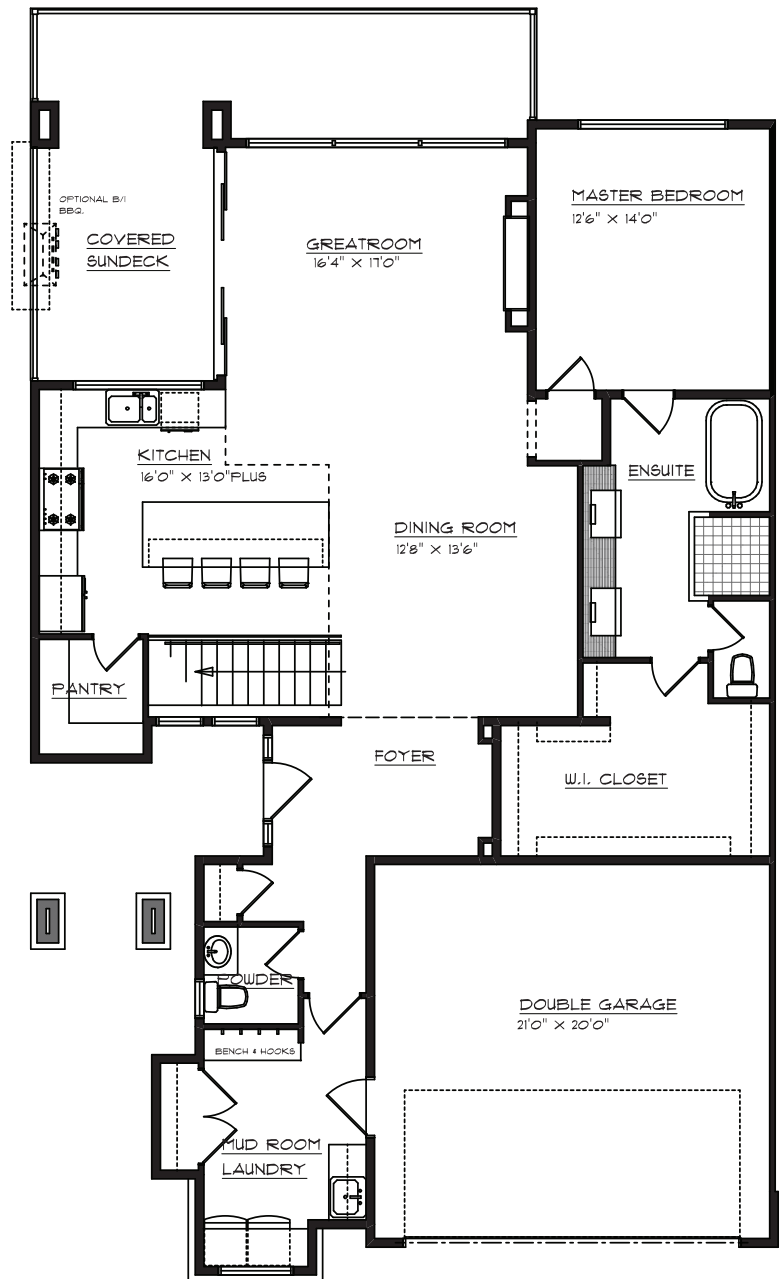
Finished Basement: 1,134 sq. ft.

Unfinished Basement: 450 sq. ft.

Bedrooms: 2 + den

Bathrooms: 2.5

Garage: 443 sq. ft.



HARTY PODEWILS

Licensed Agent, Project Specialist

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The Developer reserves the right to make changes without notice. E&EO.



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Interior Features

IT'S ALL INSIDE

GENERAL

- Engineered HW floors in GR/ Dining/Kitchen/Entry
- Carpet in MB/stairs/lower floor
- Tile in all bathrooms
- Vinyl sliding windows
- 3 colour schemes to choose from
- Mudroom custom built-in
- Custom metal fireplace surround
- 45" linear fireplace
- Solid surface counters in all main floor bathrooms
- Flush mount vents in hardwood areas
- 10' ceiling height in the basement

KITCHEN

- 9' ceiling
- Stainless steel appliances
- Generous pantry space
- Soft close cabinetry
- Generous drawer space
- Painted ceilings (kitchen only)
- Hardwood flooring
- Under cabinet valance lighting
- Water and ice in fridge/freezer
- Dual fuel range
- Solid surface counters

ELECTRICAL

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

PLUMBING

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

MASTER

- Oversized walk-in closet
- Luxury en suite
- Custom tile shower
- Oversized vanity with 2 sinks
- Free standing tub
- Warm floor in en suite
- Quartz bench in shower
- Custom tub shelf

HVAC

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

Exterior Features

EXTERIOR APPEAL

- Acrylic stucco finish
- Aluminum soffits
- Modern style brick
- 14' x 10' great room window*
- 12' x 8' sliding glass door onto deck
- 14' x 8' sliding glass door to the patio in walk-out basement
- Short post glass railing
- Torch onto flat roofs
- Lifetime asphalt shingles to hip roofs
- Modern architecture
- Side entry homes
- Walk out basements
- Large concrete decks
- 2 car garage

* Not available on the Eagle floor plan.

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