



Proudly built by Ambstep Homes



Marketed by Scott Davidson  
and Lukas Matheson

## Standard Features

### House #1 \$384,900

#### Master Bedroom

- Stain resistant Carpet
- 7 ¼ inch Baseboards
- Walk in closet with closet organizers
- Vaulted Ceiling
- Window Seat

#### Ensuite

- Tile and Glass Shower
- Durable Vinyl Flooring

#### Kitchen

- Large Pantry with Reed Glass door with Shelving
- Engineered Laminate flooring

#### Great Room

- Wood mantle and surround
- Modern tile faced gas fireplace
- Prewired for surround sound
- Engineered Laminate flooring
- Adjustable speed Ceiling Fan

#### Den

- Stain resistant Carpet
- 7 ¼ inch baseboards

#### Bedroom #2 and #3

- Stain resistant Carpet
- Full size closet with double doors
- 7 ¼ inch baseboards

#### Laundry

- On the main floor
- Full size side by side layout
- Laundry sink

#### Garage

- 21'6 by 21
- Garage door opener
- Full size driveway

#### Construction Features

- 2 X 6 Exterior Construction
- Lifetime Laminate Roof shingle with Algae Block
- Low Maintenance Vinyl siding
- Extensive use of Wood Trim
- All Seismic design requirements meet
- Roughed in for Built-in Vacuum
- Pre-wired for Alarm
- Broom finished concrete rear patio
- Stairs off deck to backyard
- High Wear, Stain resistant carpet on the stairs

#### Location

- Walking distance to Strathcona Elementary
- Walking distance to Fairfield Island Park
- Walking distance to Gwynne Vaughn Park

#### Home Warranty

- 2-5-10 year New Home Warranty through Traveler's Insurance

#### Your strata fee covers:

- Liability Insurance for the road
- Snow removal for the road
- Water and Sewer for each home