



Proudly built by Ambstep Homes



Marketed by Scott Davidson
and Lukas Matheson

Standard Features

House #4 \$399,900

Master Bedroom

- Stain resistant Carpet
- 7 ¼ inch Baseboards
- Walk in closet with closet organizers

Ensuite

- Tile and Glass Shower
- Durable Vinyl Flooring
- Dual Sinks

Kitchen

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

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

- 19 by 22
- 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