

# CLIFFSIDE B

W/Sunroom

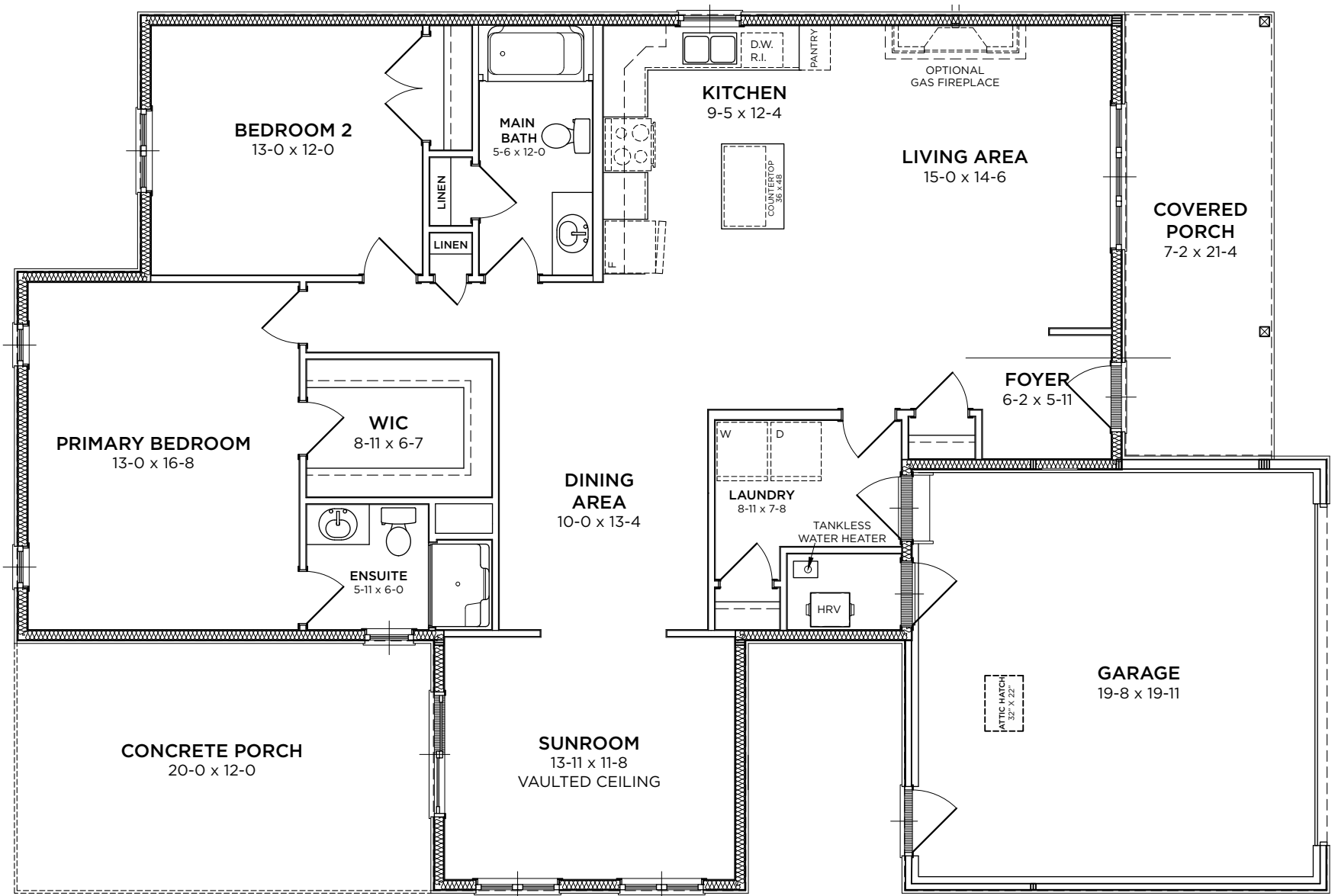
LOT#  
**401**

**\$532,900**

2 Bedrooms | 2 Bathrooms  
1,595 Sq. Ft.



Our most spacious model, Cliffside B opens directly into a gorgeous open concept living space, with a kitchen and living room just inside the entry. And with a dining room that leads into a spectacular sunroom, it's as functional as it is fabulous.



KITCHEN & LIVING



DINING AREA

# CLIFFSIDE B W/Sunroom

2 Bedrooms | 2 Bathrooms  
1,595 Sq. Ft.



MAIN BATH



PRIMARY BEDROOM



BEDROOM 2



KITCHEN



ENSUITE



SUNROOM

## UPGRADES INCLUDED IN LOT 401

### General Exterior

- 5 Coach Lights and 2 Additional Pot Light in the Soffit

### Front & Rear Porch Options & Upgrades

- Gas Line to BBQ in Standard Location near Door

### General Interior Options & Upgrades

- High efficiency, modern A/C unit

### Electrical Options & Upgrades

- Additional Cable Outlet
- Additional Phone Line
- Additional Receptacle
- Additional USB Receptacle

### Lighting Options and Upgrades

- Pot Lights in Main Areas of Home (as per plan)
- Two Pendant Lights Over Island with One Switch
- Pot Light Over Sink with One Switch
- Bedrm 1 Center Light with Blocking and One Switch
- Additional Interior Pot Light
- Additional Dimmer Switch

### Living Room Fireplace

- Gas Fireplace with Classic Traditional Mantle

### Cabinetry Options and Upgrades

- Cambria Countertops for Bathrooms, Kitchen and Island
- Extend Upper Cabinets to 35" Tall
- Extended Cupboard Over Fridge
- Mid-Level Crown Moulding
- 18" Pantry with 4 Rollouts
- 2 Additional Banks of Pot Drawers (Left of Stove & Right Side of Island)

### Kitchen Options & Upgrades

- Blanco Granite Sink in White - Undermount
- Moen Integra Low Arc Pulldown Faucet in Chrome

### Paint Options & Upgrades

- Upgrade All Paint to Eggshell Finish

### Main Bathroom Options & Upgrades

- Upgrade to Undermount Ceramic Round Sink
- Moen Eva Single Lever Faucet in Chrome
- Pot Light for Tub/Shower on a Separate Switch

### Ensuite Options & Upgrades

- Upgrade to Undermount Ceramic Round Sink
- Moen Eva Single Lever Faucet in Chrome
- Upgrade to American Standard Cadet Pro Right Height Toilet
- Pot Light for Tub/Shower on a Separate Switch

### Stainless Steel Appliance Package - Install Included

- Gas Line to Stove (Connection Not Included)
- Waterline to Fridge (Connection Not Included)
- Upgrade to Amana Gas Range (To Replace Electric Range in Above Package)

### Sales Centre & Model Homes

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