

# LAKESIDE

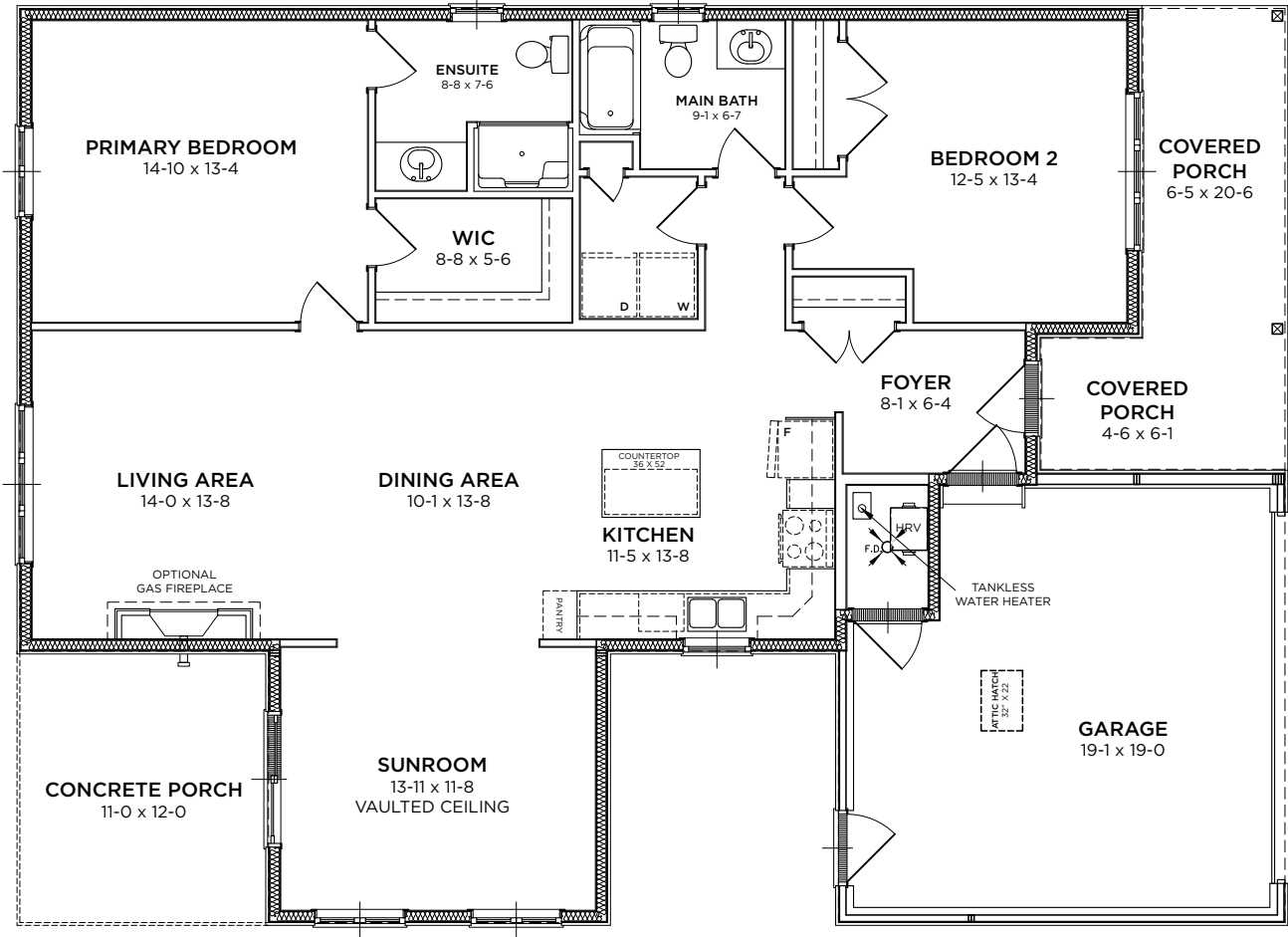
## W/Sunroom

2 Bedrooms | 2 Bathrooms | 1,455 Sq. Ft.

**\$513,900**



A bright, open concept bungalow with a stunning sunroom, Lakeside is filled with light. A Primary suite at the back of the home includes a 3-piece ensuite and walk-in closet, with an additional bedroom and bathroom perfect for guests.



# LAKE SIDE

## W/Sunroom

2 Bedrooms | 2 Bathrooms | 1,455 Sq. Ft.

### UPGRADES INCLUDED

(Value of \$67,000\*)

#### General Exterior

- Upgrade to Pot Lights to Replace all Coach Lights

#### Front & Rear Porch Options & Upgrades

- Gas Line to BBQ in Standard Location near Door

#### General Interior Options & Upgrades

- High Efficiency, Modern A/C Unit
- 2-Panel Interior Door Package
- Modern Trim Package

#### Lighting Options & 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

#### Living Room Fireplace

- Gas Fireplace with Classic Contemporary Mantle
- Ceramic Tile Surround

#### Flooring Options and Upgrades

- Bedroom 1 & Closet Upgrade to Smart Laminate
- Bedroom 2 & Closet Upgrade to Smart Laminate

#### Kitchen Option & Upgrades

- Blanco Granite Sink in Metallic Grey - Undermount
- Moen Arbor High Arc Pulldown Faucet in Chrome

#### Cabinetry Options & Upgrades

- Cambria Countertops for Bathrooms, Kitchen and Island
- Extended Island with 2 Banks of Drawers and 1 Door
- Extended Island Counter Overhang with Cambria Surface on the Long Side
- Upgrade to Staggered Cabinets
- Extended Cupboard Over Fridge
- Upgrade to Mid-Level Crown Moulding
- Upgrade to 18" Pantry with 4 Rollouts
- Upgrade to Soft Close Doors and Drawers
- Added One Bank of Oversize Pot Drawers in the Island
- Upgrade to Lazy Susan in Corner Cupboard

#### Paint Options & Upgrades

- Upgrade All Paint to Eggshell Finish

#### Main Bathroom Options & Upgrades

- Upgrade to Undermount Ceramic Round Sink
- Moen Eva Two Lever Faucet in Brushed Nickel
- Moen Brantford in Brushed Nickel (Includes Matching Drains)
- Pot Light for Tub/Shower on a Separate Switch

#### Ensuite Options & Upgrades

- Upgrade to Undermount Ceramic Round Sink
- Moen Eva Two Lever Faucet in Brushed Nickel
- Upgrade to American Standard Cadet Pro Right Height Toilet
- Moen Brantford in Brushed Nickel (Includes Matching Drains)
- 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)



**Notes:**

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**THE BLUFFS AT HURON**  
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