

# WATERSEDGE

## W/Sunroom

2 Bedrooms | 2 Bathrooms | 1,409 Sq. Ft.

~~\$506,900~~

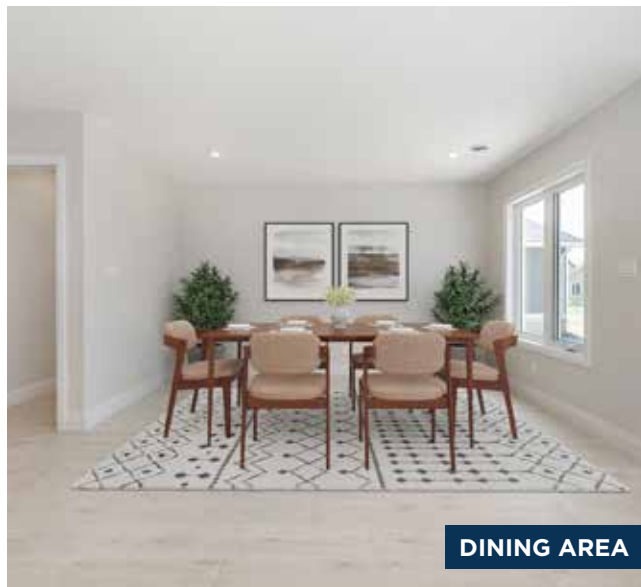
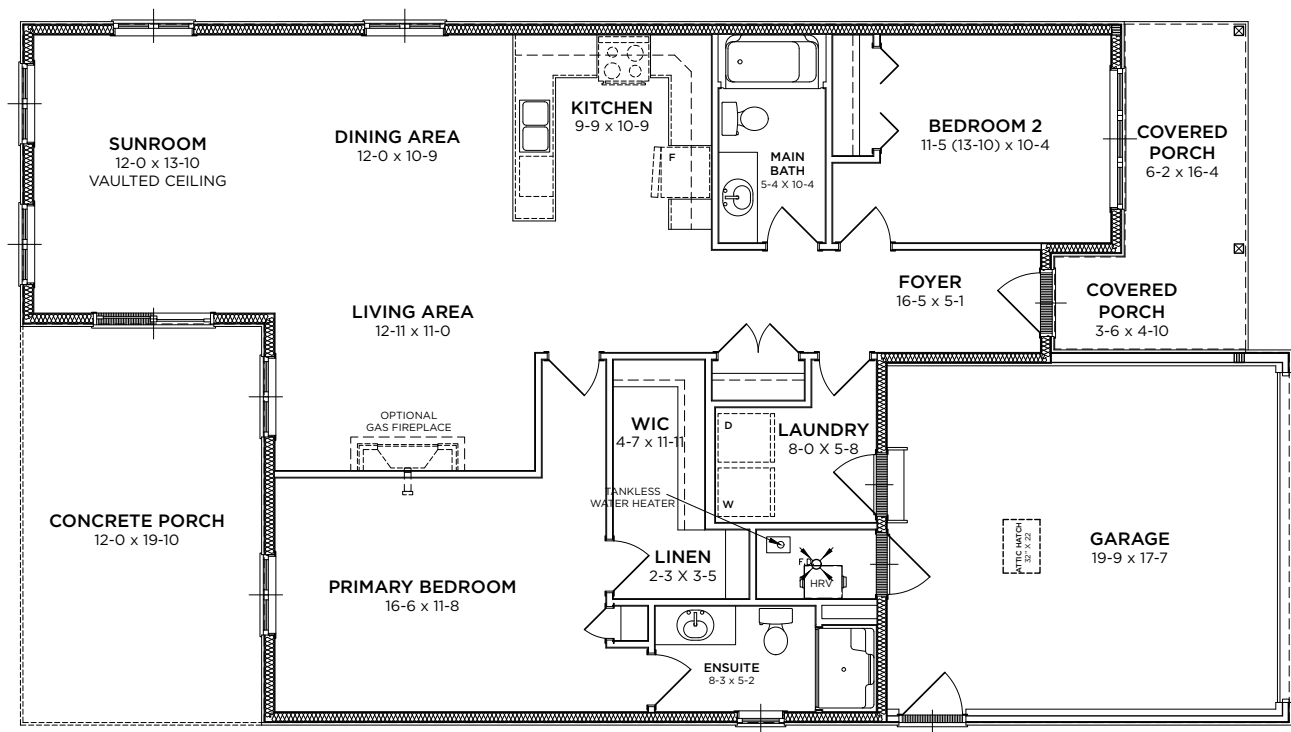
**\$481,900**



**LOT#402**

Bright and beautiful, Watersedge is a stunning bungalow with a sunroom at the back of the home, allowing natural light to fill your open concept living space from every angle. And with a porch accessible right from the sunroom, it's the perfect entertaining space.

THE BLUFFS AT HURON  
— A Parkbridge Community —



# WATERSEdge

## W/Sunroom

2 Bedrooms | 2 Bathrooms | 1,409 Sq. Ft

### UPGRADES INCLUDED

(Value of \$57,000\*)

#### General Exterior

- Weiser Tavaris Handleset in Satin Nickel
- 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 Peninsula with Two Switches

#### Flooring Options & Upgrades

- Kitchen, Foyer, Living Room, Dining Room & Sunroom Upgrade to Smart Laminate
- Bathrooms & Laundry Upgrade to Ultra Ceramic Vinyl Tile
- Bedroom 1 & Closet Upgrade to Smart Laminate
- Bedroom 2 & Closet Upgrade to Smart Laminate

#### Cabinetry Options & Upgrades

- Linwood Mid Level DLV Cabinetry
- Cambria Countertops for Bathrooms & Kitchen with Upgrade Palette Selection
- Upgrade to Staggered Cabinets
- Extended Cupboard Over Fridge
- Upgrade to Mid-Level Crown Moulding
- Added One Bank of Oversize Pot Drawers Left of Fridge

#### Kitchen Option and Upgrades

- Blanco Granite Sink in Metallic Grey – Undermount
- Moen Integra Low Arc Pulldown Sink Faucet in Chrome

#### Paint Options & Upgrades

- Upgrade All Paint to Eggshell Finish

#### Main Bathroom Options & Upgrades

- Upgrade to Undermount Ceramic Boxe Sink
- Upgrade to American Standard Cadet Pro Right Height Toilet

#### Ensuite Options & Upgrades

- Upgrade to Undermount Ceramic Boxe Sink
- Upgrade to American Standard Cadet Pro Right Height Toilet

#### Stainless Steel Appliance Package

##### – Install Included

- Waterline to Fridge (Connection Not Included)



**LIVING & KITCHEN AREA**



**SUNROOM**



**KITCHEN**



**ENSUITE**

**Notes:**

---

---

---

---

---

---

---

**THE BLUFFS AT HURON**  
— A Parkbridge Community —

**Sales Centre & Model Homes**  
246 Lake Breeze Drive, Goderich, ON N7A 0B1  
BluffsAtHuronSales@parkbridge.com  
(226) 421-2431

**Parkbridge**

\*Parkbridge Lifestyle Communities Inc. makes no warranty or representation, expressed or implied, concerning the accuracy or completeness of the information contained within. This is not an offer to sell, nor an offer to buy, to residents of any province or state in which registration or other legal requirements have not been fulfilled. Features, amenities and floorplan specifications represent the builder's current concepts and plans and are subject to change without notice. Substitution of materials shall be of equal or greater value. Actual usable floor space may vary from stated floor area. Rendering is artist's concept Furniture not included. E.&O.E.

HHS 2024.07