

# FLOORPLAN



Duplex Unit Phase 3: Units 17, 19, 21, 23  
 2 Bedroom + Multipurpose Room + Den, 2.5 Bathroom: Finished Floor Area: 2,159 Sq.Ft.

### General construction:

- Maintenance free acrylic stucco siding
- Laminated asphalt shingle roof
- Modern flat matte ceilings
- Sound proofing & insulation exceeds building codes
- Exterior power outlets
- Exterior frost free hose bibs
- Large north facing deck & south facing patio
- Two car garage

### Luxurious finishing:

- Engineered hardwood throughout living spaces & kitchen
- Ceramic tile in bathrooms with heated floor in master ensuite
- 9' High ceilings throughout with raised ceiling in great room
- Decorator lighting package with under-cabinet puck lights & stair lighting
- Large walk in closet with California closet style shelving & organizers in master bedroom

### Open, refined kitchens:

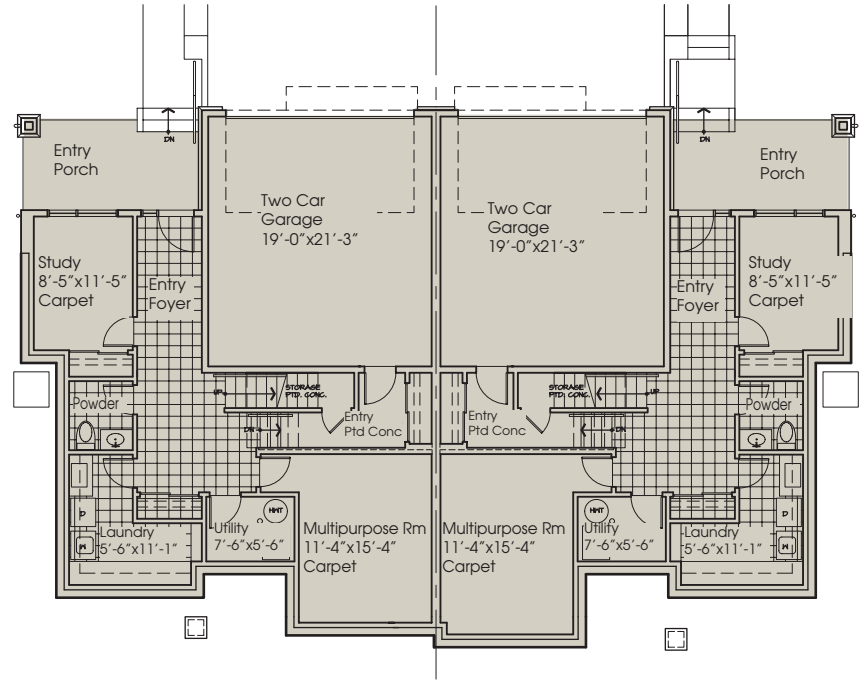
- Quartz counter tops with hardwood soft-close cabinets and drawers
- 39" Upper cabinets with under cabinet puck lighting
- Stainless appliance package, including refrigerator, glass top range, microwave built into stove hood & dishwasher
- Undermount double stainless steel sink with garbage disposal

### Spacious baths:

- Tiled shower with bench, rain water & handheld shower heads and full glass separating door in ensuite
- Dual sinks in ensuite with quartz countertops, vanity mirrors & decor lighting
- Heated ceramic floors in ensuite
- One-piece tub & shower in second bathroom

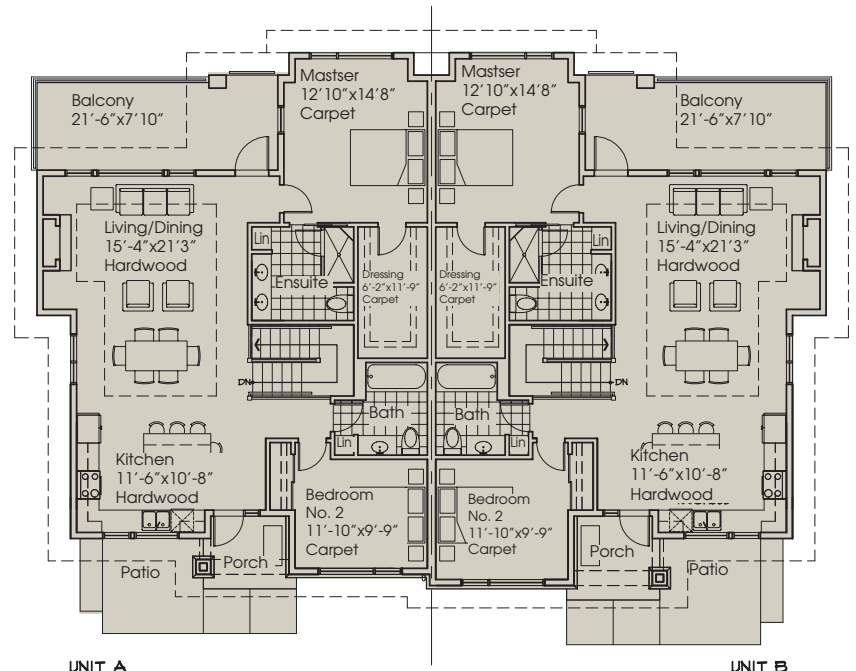
### Utility services:

- Central air with high efficiency gas furnace & air conditioning
- High efficiency hot water heater & tank
- Walk-in laundry room with laundry sink basin
- Gas fireplace in great room
- HDMI rough-in at fireplace mantle in great room



**UNIT A**  
**LOWER FLOOR PLAN - DUPLEX**  
 Unit A Area: 863 Sq.Ft.  
 Unit A Garage Area: 436 Sq.Ft.

**UNIT B**  
 Unit B Area: 877 Sq.Ft.  
 Unit B Garage Area: 436 Sq.Ft.



**UNIT A**  
**MAIN FLOOR PLAN - DUPLEX**  
 Unit A Area: 1,269 Sq.Ft.  
 Unit A Total Living Area: 2,132 Sq.Ft.

**UNIT B**  
 Unit B Area: 1,282 Sq.Ft.  
 Unit B Total Living Area: 2,159 Sq.Ft.

