

UNIT 3

ESPRIT GRANDE INTERIOR B

3-STOREY TOWN IN
SOLSTICE

1,508 sq.ft.

3 Bed

2.5 Bath

VALUE PRICE
\$629,900



\$30,000

DESIGNER SELECTED FINISHES AND UPGRADES

- Exterior door from House to Garage
- Oak stairs with metal knuckle black pickets throughout, and Dorset Oak railings on Main to Second floor and at Basement door
- Interior potlights throughout Main floor
- Builder Bonus vinyl throughout Main and Second floor
- Modern Trim and Hardware Package
- Modern Plumbing Package

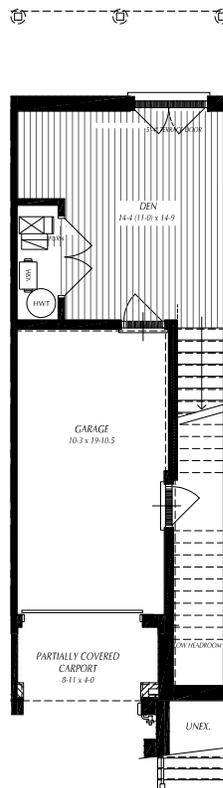
Bathroom

- Ensuite: Tiled base, walls and niche with shelf, fixed panel pivot glass door, undermount sink, additional sink in painted vanity, and Level 1 Caesarstone countertop
- Main: Undermount sink with painted vanity and Level 1 Caesarstone quartz countertops
- Three-piece Basement rough-in

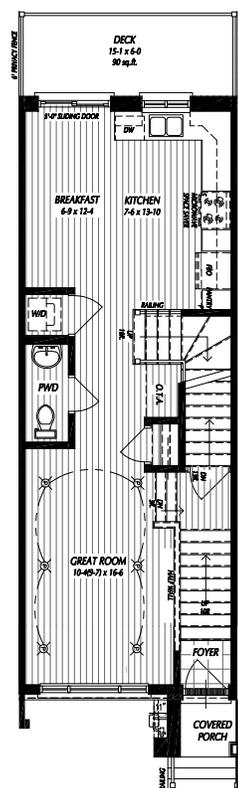
Kitchen

- Painted cabinetry, extended height upper and corner cabinets, undermount sink, microwave space saver, and refrigerator buildout
- Level 1 Caesarstone countertops
- Flush Valance lighting

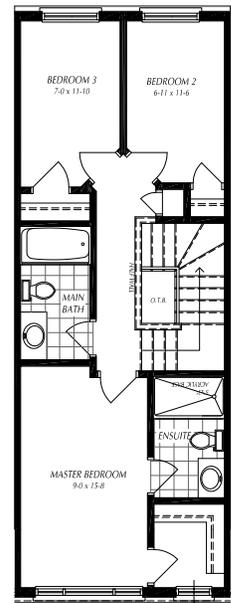
GROUND LEVEL



MAIN FLOOR



SECOND FLOOR



Actual usable floor space may vary from any stated floor area in the Vendor's marketing materials. Due to site conditions and engineering or structural requirements, individual room dimensions shown in the Vendor's marketing materials are not warranted and do not form part of this contract. Total square footage measurements are warranted by the Vendor, subject to the measurements and tolerances prescribed by Bulletin 22 formerly published by the Tarion Warranty Corporation which are as follows: the floor area of the house is the total area of each floor above grade measured as follows: (1.) For interior townhomes: from the centreline of the common wall to the centreline of the common wall; (2.) For end unit townhomes or semi-detached homes: from the centreline of the common wall to the exterior face of the outside wall; or (3.) For single detached dwellings: from the exterior face of an outside wall to the exterior face of the opposite outside wall, less any openings to the floor below which are not associated with stairs. Stairs may be included (the area of treads and landings). However, if the opening in the floor is oversized (larger than the actual area of the stairs), that extra open area (outside the limits of the treads and landings) must be deducted from the floor area calculation. A tolerance of 2.0% on the total area measurement is acceptable. The area of the garage is excluded from the floor area calculation, but any finished year-round habitable space above the garage is included. Finished and enclosed atrium or sunroom areas meant for year-round use may be included in the calculation. The area of any open balconies or enclosed balconies are not to be included in the calculation. Finished area, where all or part of the area is below the first storey (finished basements, including walk-outs), may be included in the total floor area figure, but must also be specified separately. Measurements for this 'finished lower level or finished basement' space are to the exterior surfaces of foundation walls, to the centre lines of demising walls. Some windows shown on side elevations may not be available due to the applicable side yard setback. The location of fixtures such as electrical panels, hot water tanks, sump pumps or furnaces may change due to site conditions or engineering requirements. Features identified as "Optional" or "Opt" are an additional cost, and may not be available based on the stage of construction of the home. Features shown "where grade permits" or "subject to grading" may not be available based on the grading of the land, and may in some cases require adjacent floor areas to be lowered by one riser, or "sunken".