LOT - 21

50' BORDEAUX CUSTOM

Move In Ready in 30 Days

3,270 SQ.FT.

OVER **\$509,000** IN **DESIGNER UPGRADES**

DESIGNER UPGRADES

- Premium Custom Exterior and Modified Layout

- Security cameras
 8' Garage Man Door to House and Garage to sideyard door
 10' Ceiling package with premier trim and custom windows
 Air Conditioning unit
 Pot-lights in Interior throughout Main and Second Floor, and
- Laundry Room under-mount sink with base cabinet and tiled
- Full height Lower Level with finished Vestibule, Egress slider
- window, Maple stairs and Three-piece Rough-in
 Bar sink in Mudroom and on Kitchen island
 Reinforcement for future ceiling fan or heavy fixture in Dining Room, Foyer, Rear Porch, and over Breakfast Bar
 200 AMP panel

Great Room & Main Floor upgrades include:

- Rear covered patio off Great Room
 Custom built-in units on either side of Great Room fireplace
 Linear glass fireplace in Great Room
 Coffered ceiling in Dining Room
 Stairs upgraded to solid Maple with open risers, stringer, and glass railings
 Luxury hardwood flooring throughout the Home

Kitchen upgrades include:

- Additional extended height cabinetry throughout the Home
 Gas line for stove, decorative kickbase on island
 Painted finish cabinetry
 Quartz counter-tops

- Upgraded appliance package

Main Bedroom upgrades include:

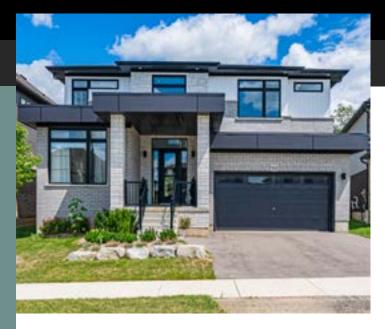
- Linear glass fireplace
 Coffered ceiling in Main Bedroom
 Custom Built-in closets with vanity
 Large rear balcony with patio slide

Bathroom upgrades include:

- Free standing tub, Decorative shelves, Curbless and Frameless
- shower with Quartz bench in Luxury Ensuite
 Bedroom 3 Ensuite: frameless tempered glass shower with upgraded tile base
 Undermounted sinks in all bathrooms
 Comfort height toilets



SIMPLY GRAND







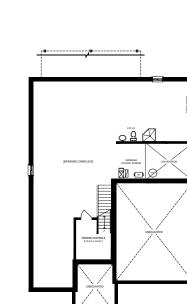


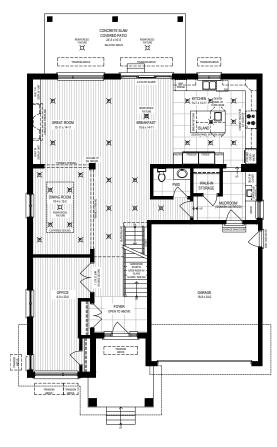


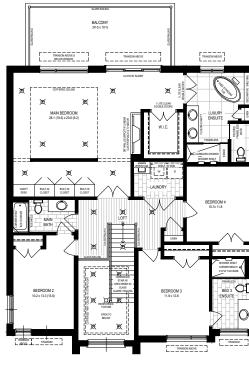
LOWER LEVEL

MAIN FLOOR INCLUDES 10' CEILINGS

SECOND FLOOR **INCLUDES 9' CEILINGS**







Artist's concept only. Construction of dwelling may not be exactly as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the vendor during the construction of the dwelling, and site conditions. Some windows shown on side elevations may not be available due to the applicable side yard setback. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the vend or, the municipality, the developer or the vendor's control architect, in their sole and unfettered discretion at any time without notice. Traditional Floorplans are shown. Dimensions, Specifications, layouts, window sizes are approximate only, these items may vary, and are subject to change as provided in the Agreement of Purchase and Sale. All measurements are representational, square footage varies according to architectural style. Plans may be reversed. For additional Legal information, please refer to Losani Homes Pronto website page. E. & O. E. MAY 13, 2025 4:59 PM

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