

OVER  
\$36,000  
IN  
UPGRADES  
INCLUDED

# The Forest

3,299 sq. ft. (Including 749 sq. ft. of Finished Lower Level)

\$ 1,356,900

- Open concept Main Level floorplan
- 4 Bedrooms + 4.5 Bathrooms ♦
- Elegant exterior elevation
- Inviting entry with an 8' high front door
- Big bright windows throughout \*\*
- Double car garage with paved driveway
- Finished Lower Level
  - Large recreation room
  - Electric fireplace with classic mantel
  - 3-piece Bathroom
  - 9' ceilings \*
- 30 day closing

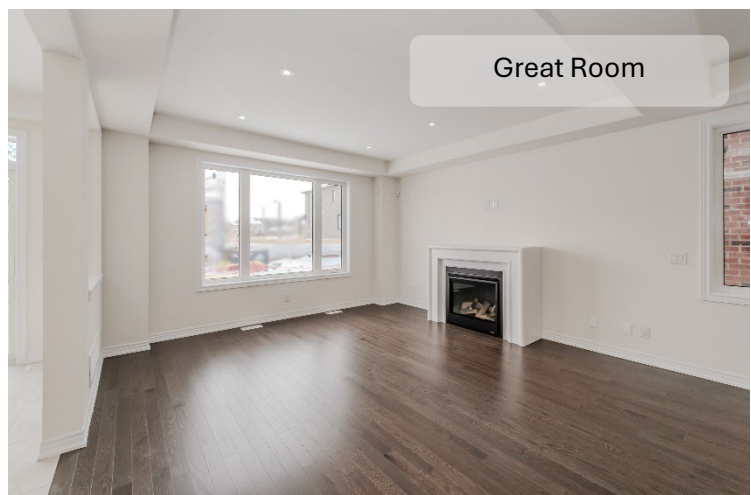
## Elevation B

Lot 61 (262 Histan Trail)

Kitchen & Breakfast Room



Great Room







Finished Lower Level



Principal Ensuite

# Luxury Features

## Kitchen

- ❖ Large eat in Kitchen with quartz countertops
- ❖ Appliance package (electric stove, fridge, dishwasher and canopy hood fan)
- ❖ Pantry cabinet \*\*
- ❖ Backsplash
- ❖ Garbage/ Recycling pull out cabinet
- ❖ Bank of pot and pan drawers
- ❖ Bank of drawers
- ❖ Rough in gas line for stove

## Principal Suite

- ❖ Spacious Principal Suite with a large walk in closet
- ❖ 9’ raised ceiling in Principal Suite \* / \*\*
- ❖ Double door entry
- ❖ Principal Ensuite with freestanding bathtub and frameless glass shower
- ❖ Big bright windows
- ❖ His and Her vanities
- ❖ Water closet

## Key Highlights

- ❖ Luxurious oak hardwood on Main Level and Second Level hallway \*\*
- ❖ Oak stairs from Main to Second Level with wood railings and spindles
- ❖ Smooth ceilings throughout Main Level and Lower Level
- ❖ Gas fireplace with an elegant mantel in Great Room
- ❖ Coffered ceiling in Great Room and Dining Room
- ❖ Quartz countertop in all Second Level bathrooms
- ❖ Pot lights on Main and Lower Level \*\*
- ❖ Main Level Laundry Room with washer and dryer including upper and base cabinets
- ❖ Gas line for future BBQ
- ❖ Smart Home package
- ❖ Smart Wi-Fi thermostat
- ❖ Full alarm system with 3 years monitoring



Kitchen



Principal Suite



Kitchen & Great Room

◆Includes Lower Level Bathroom. \* Except where beams and heating equipment are required. \*\*As per plan. Prices and specifications are subject to change without notice. E. & O.E.  
May 2025