

OVER
\$98K
IN
UPGRADES
INCLUDED

The Lemongrass

3,529 sq. ft. (Including 869 sq. ft. of Finished Lower Level)

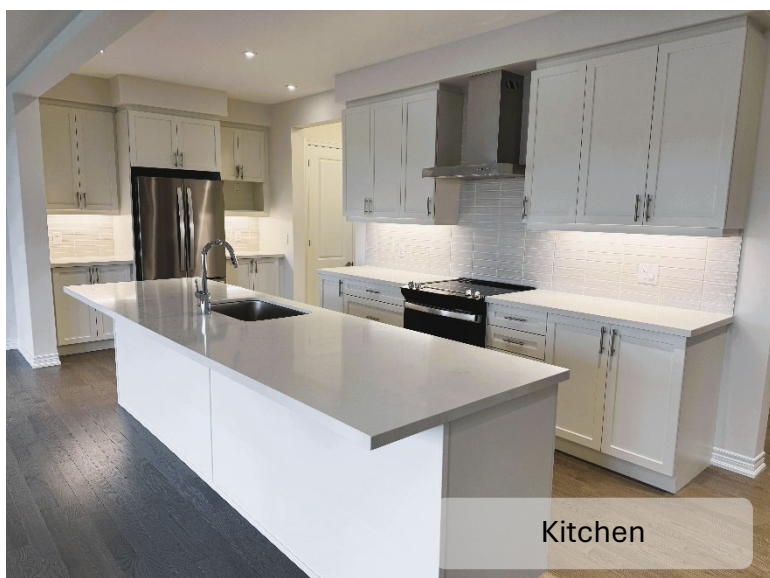
Elevation B

Lot 32 (46 Guernsey Drive)

- 5 Bedrooms & 4.5 Bathrooms ♦
- Double car garage
- Finished Lower Level with **SPACES**
 - ❖ Side entrance to Lower Level
 - ❖ Private bedroom
 - ❖ 3-piece Bathroom with standalone shower
 - ❖ Laundry Room with stacked front load washer and dryer
 - ❖ Wet bar with fridge, quartz countertop and undermount sink
 - ❖ Recreation room with an electric fireplace
 - ❖ Oak stairs and railings to Lower Level
 - ❖ 9' ceilings * **

30 day closing

\$ 1,470,900



Kitchen

Luxury Features

Kitchen

- ❖ Bright open concept Kitchen and Great Room
- ❖ Engineered hardwood flooring
- ❖ Appliance package
 - Fridge
 - Electric smooth top stove
 - Chimney hood fan
 - Dishwasher
- ❖ Extra large island with breakfast bar
- ❖ Beautiful quartz countertops
- ❖ Elegant backsplash
- ❖ Bank of pot and pan drawers

Key Highlights

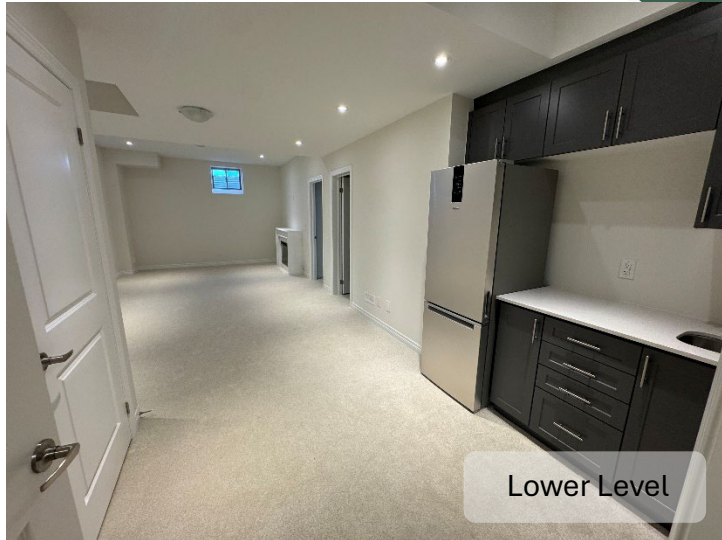
- ❖ 8' High front entry door
- ❖ 8' insulated garage doors
- ❖ 9' ceiling height on Main Level* **
- ❖ Luxurious engineered hardwood flooring on Main Level and Second Level hallway **
- ❖ Coffered ceiling in Great Room and Dining Room
- ❖ Smooth ceilings on Main and Lower Level
- ❖ Gas fireplace with mantle in Great Room
- ❖ Oak stairs from Lower to Second Level with matching railing and square pickets
- ❖ Second Level Laundry Room with washer and dryer including upper and base cabinets
- ❖ Pot lights on Main and Lower Level**
- ❖ Garden door to Backyard
- ❖ Smart Home package
 - Smart Wi-Fi thermostat
 - Keyless entry doorbell camera
 - Full alarm system with 3 years monitoring
 - Garage door opener

Bedroom & Bathrooms

- ❖ Large Principal Suite with 9' ceiling height */**
 - Double door entry
 - Spacious his and her walk in closets
 - Full ensuite with oversize standalone shower and freestanding bathtub
 - Double vanity with quartz counters and undermount sinks
- ❖ Bedroom 2 features a walk-in closet and shared bathroom
- ❖ Bedroom 4 features a private ensuite with standalone shower and double swing closet doors.
- ❖ All Bathrooms feature quartz counters with undermount sink(s) **



Great Room



Lower Level



Laundry Room



Principal Ensuite