



5003
LENO MILLS AVENUE

3621 Sq. Ft.

Finished Landing in Basement 82 Sq. Ft.
Optional Finished Basement 1428 Sq. Ft.



Front Elev. "A"

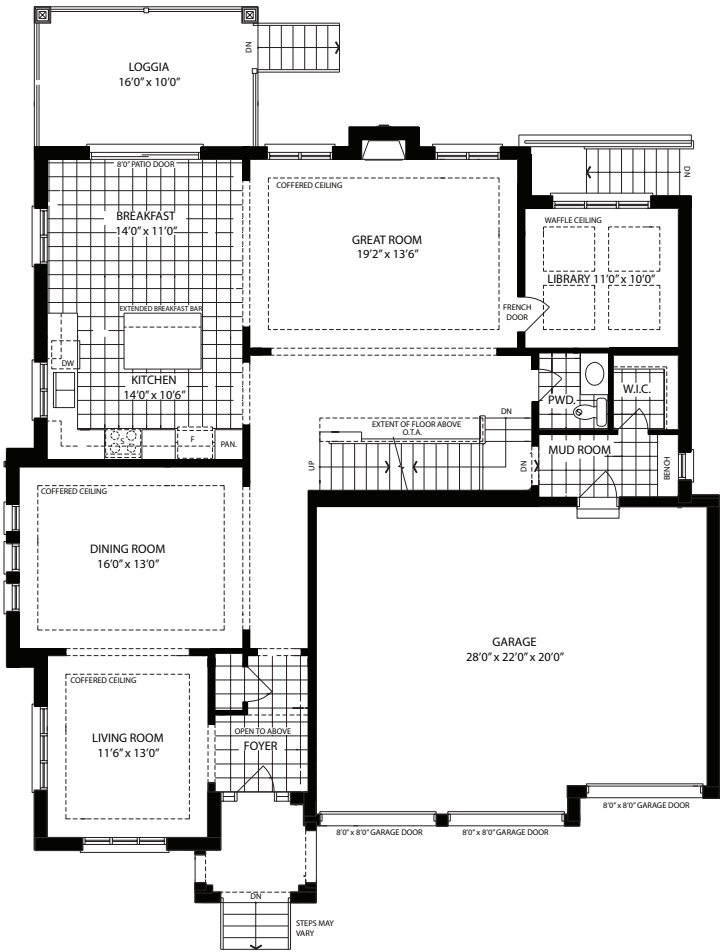


Rear Elev. "A"

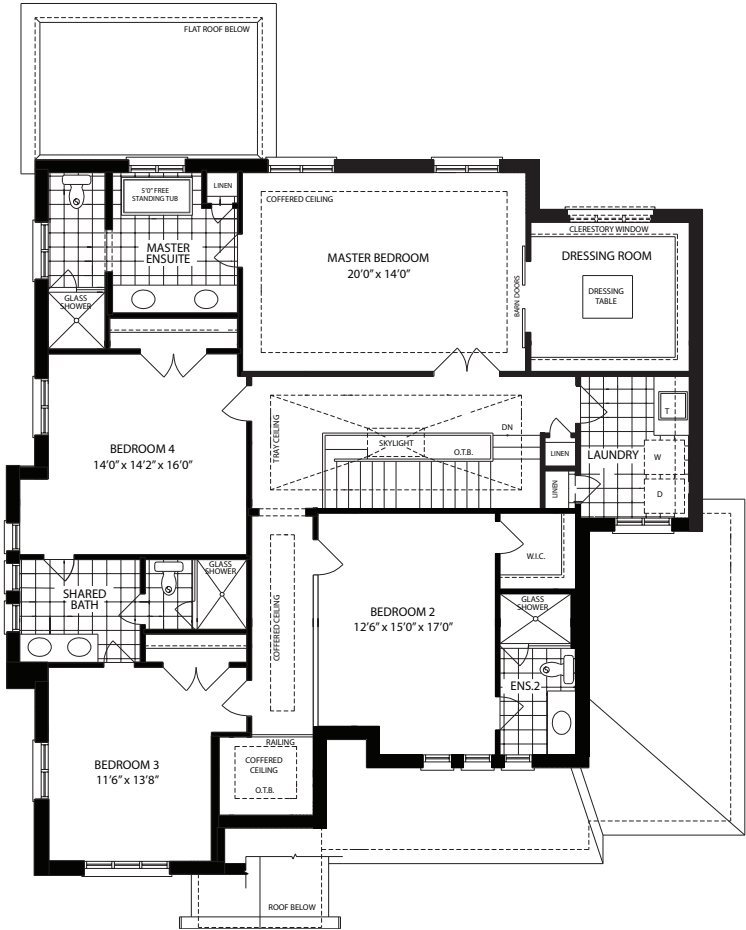


Flankage Elev. "A"

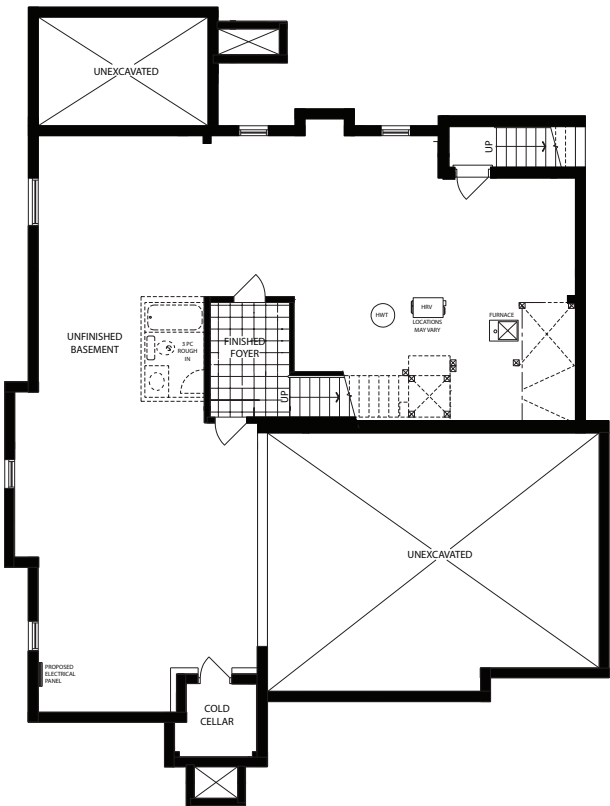
Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to gradient variance. Actual floor space may vary from the stated floor area. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to minor modifications. E. & O. E.



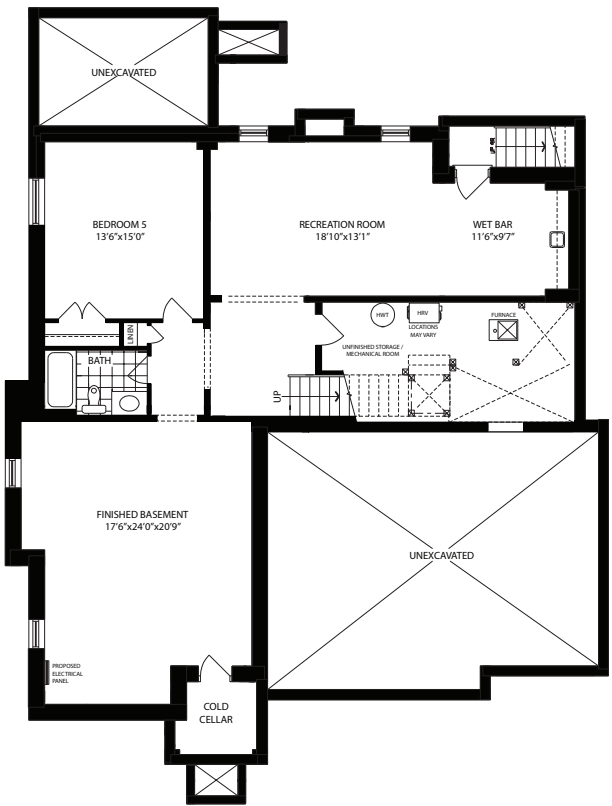
Ground Floor Elev. "A"



Second Floor Elev. "A"



Basement Elev. "A"



Optional Finished Basement Elev. "A"

BONUS INCENTIVES

- BBQ GAS LINE
- PLASTER CORNICE MOULDING IN LIVING ROOM AND DINING ROOM (as per plan)
- IRON PICKETS ON MAIN STAIRCASE (from Builder’s standard samples)
- CENTRAL AIR CONDITIONING
- STAINLESS STEEL APPLIANCE PACKAGE. TO INCLUDE FRIDGE, STOVE, DISHWASHER AND FRONT LOADING WASHER AND DRYER (white) (Builder’s standard package)
- 20 LED POTLIGHTS ON MAIN FLOOR (EXCLUDING VAULTED/CATHEDRAL CEILNGS & OPEN TO ABOVE AREAS)
- NATURAL GAS FIREPLACE W/PRECAST LIMESTONE LOOK MANTLE ON MAIN FLOOR
- ADDITIONAL \$5,000 IN UPGRADES (at the time of colour selections at Décor Centre)

LUXURY UPGRADED FEATURES & FINISHES INCLUDED

10’ CEILINGS ON MAIN FLOOR, 9’ CEILINGS ON SECOND FLOOR

8’ HIGH DOORS ON MAIN FLOOR (as per plan)

96% EFFICIENT ECM MOTOR FURNACE WITH ERV AND PROGRAMMABLE THERMOSTAT

SMART FLOW BATHROOM FANS

GLASS SHOWER IN ENSUITE (as per plan)

DRAIN WATER HEAT RECOVERY PIPE

200 AMP ELECTRICAL SERVICE

2 USB PLUGS IN KITCHEN FOR CHARGING DEVICES

3” X ¾” PREFINISHED OAK STRIP FLOORING (NATURAL) ON ALL NON TILED AREAS ON MAIN FLOOR AND SECOND FLOOR HALLWAY (as per plan)

UPGRADED PAINTED CASING INCLUDING BACKBAND APPROXIMATELY 3” WIDE ON ALL WINDOWS AND DOORS PLUS UPGRADED BASEBOARDS APPROXIMATELY 5 ¼” HIGH.

BRUSHED NICKEL LEVER DOOR HANDLES AND FRONT DOOR GRIPSET

QUALITY KITCHEN CABINETS WITH EXTENDED HEIGHT UPPERS

SMART HOME CABLING SYSTEM (ROUGH IN CAT5 AND RG6 CABLES)

SUPERIOR 2’ X 6’ EXTERIOR WALLS

GRANITE COUNTERTOP IN KITCHEN

EXTERIOR STONE, STUCCO AND PRECAST DETAILING (as per plan and model type)

ENGINEERED FLOOR JOIST SYSTEM AND PLYWOOD SUBFLOORS



For more information please contact Garden Homes at: salesinfo@gardenhomes.ca

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