



5003
LENO MILLS AVENUE

5049 Sq. Ft.

Includes Finished Basement 1428 Sq. Ft.



Front Elev. "A"

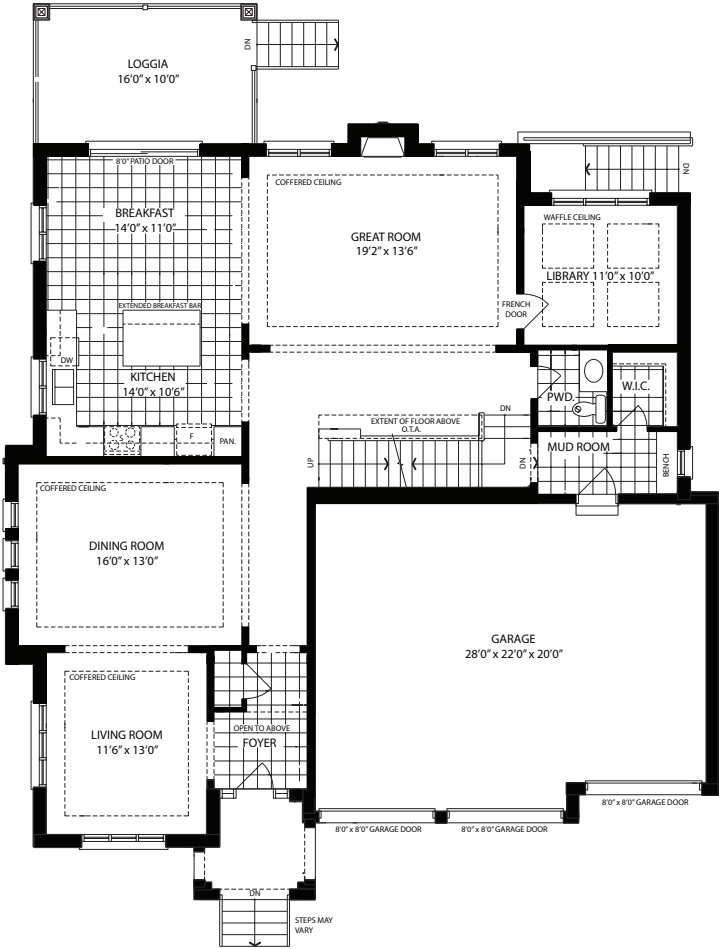


Rear Elev. "A"

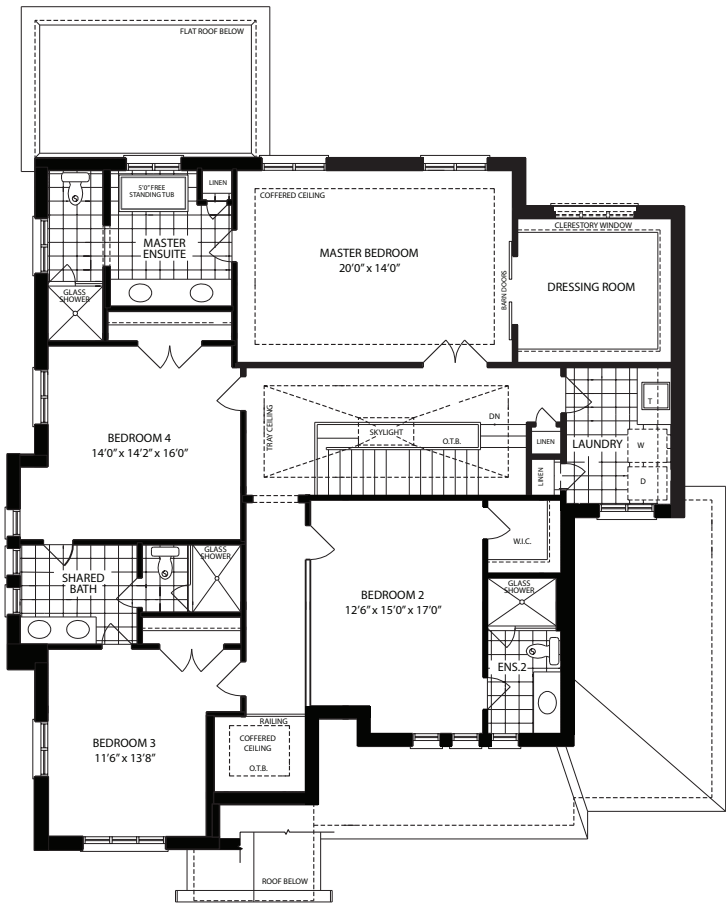


Flankage Elev. "A"

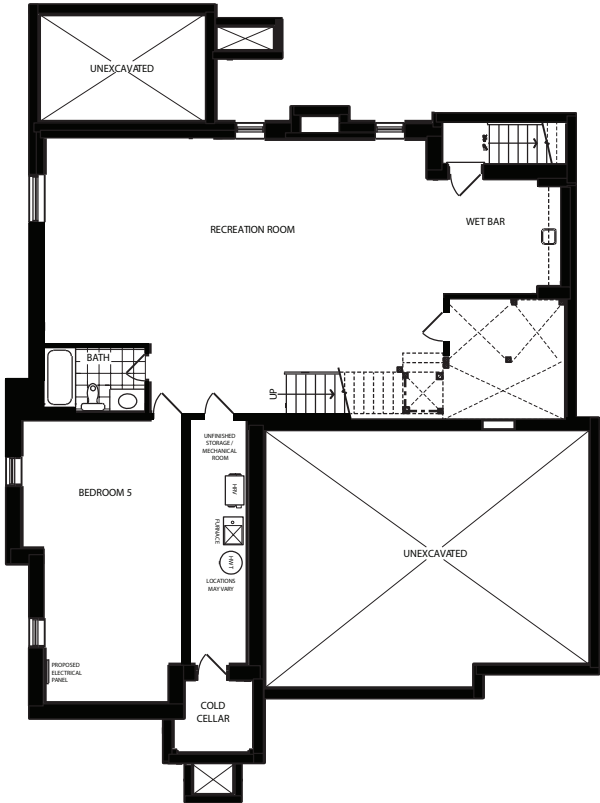
Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to gradint variance. Actual floor space may vary from the stated floor area. All renderings are artist's concept. Dimensions, specifications and architectural detailing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



Ground Floor Elev. "A"



Second Floor Elev. "A"



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	UPGRADED PAINTED CASING INCLUDING BACKBAND APPROXIMATELY 3” WIDE ON ALL WINDOWS AND DOORS PLUS UPGRADED BASEBOARDS APPROXIMATELY 5 ¼” HIGH.
8’ HIGH DOORS ON MAIN FLOOR (as per plan)	BRUSHED NICKEL LEVER DOOR HANDLES AND FRONT DOOR GRIPSET
96% EFFICIENT ECM MOTOR FURNACE WITH ERV AND PROGRAMMABLE THERMOSTAT	QUALITY KITCHEN CABINETS WITH EXTENDED HEIGHT UPPERS
SMART FLOW BATHROOM FANS	SMART HOME CABLING SYSTEM (ROUGH IN CAT5 AND RG6 CABLES)
GLASS SHOWER IN ENSUITE (as per plan)	SUPERIOR 2’ X 6’ EXTERIOR WALLS
DRAIN WATER HEAT RECOVERY PIPE	GRANITE COUNTERTOP IN KITCHEN
200 AMP ELECTRICAL SERVICE	EXTERIOR STONE, STUCCO AND PRECAST DETAILING (as per plan and model type)
2 USB PLUGS IN KITCHEN FOR CHARGING DEVICES	ENGINEERED FLOOR JOIST SYSTEM AND PLYWOOD SUBFLOORS
3” X ¾” PREFINISHED OAK STRIP FLOORING (NATURAL) ON ALL NON TILED AREAS ON MAIN FLOOR AND SECOND FLOOR HALLWAY (as per plan)	



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

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