



Lancaster 2
Lot 11 (270) Lancaster Dr.
Port Colborne

MAIN FLOOR FINISHED ONLY

1753 sqft. luxurious raised bungalow with open concept main floor living

Architectural stone, brick and stucco exterior

Douglas fir timber post & detail on front elevation

21'4" x 22' two car garage with two 9' x 8' insulated Garaga maintenance free doors with thermo pane windows. Walls and ceiling insulated and painted

Pine stairs in garage to main floor with, paint grade railing and spindles

GAF Timberline limited lifetime fibreglass shingles

Fibreglass entry door system with sidelights and transom

27' x 10'/13' rear covered concrete deck, part vaulted/part flat aluminum ceiling, potlights, bbq outlet, wood stairs and aluminum railings

380 sqft. of covered concrete porches, front and rear

Main floor 9' ceilings and vaulted ceiling

Three bedrooms including a large master suite with a walk-in closet & ensuite Ensuite bath featuring a 5'6" x 4' gorgeous tile shower with niche & tile ceiling, a tempered glass panel and door, potlights, hand shower and rain head, ceramic tile floor, undermount basin with single handle faucet, right height toilet, and a custom vanity with a granite/quartz top

Main bath boasts an Mirolin tub/shower combination unit, right height toilet, undermount basin with a single handle faucet, custom vanity with a granite/quartz top, and a linen closet

Kitchen includes custom cabinets with a large 7' island, granite/quartz counter tops, under cabinet lighting, undermount double stainless-steel sink with a pulldown faucet

Great room features a vaulted ceiling with ceiling fan, LED potlights, engineered hardwood flooring, Napoleon gas fireplace with a beautiful custom made wood mantle with custom stone surround

Stained Oak stairs and railings with modern iron spindles

Spacious main floor laundry/mud room with upper and lower cabinets & laminate top, and a double door closet
Engineered hardwood in great room, kitchen, bedrooms, & front entrance
Ceramic tile in bathrooms and laundry room
Large 5 ¼" finger joint baseboard, 3 ½" finger joint casing, stepped profile, two panel smooth doors with lever hardware
200-amp service, and 25 LED interior and exterior potlights included
Hybrid insulation system in above grade walls, 2" spray foam and fibreglass batts
Alarm system with motion detectors and door contacts
Upgraded furnace - Keeprite, 96% efficient, 2 stage DC, variable speed with a stainless-steel heat exchanger HRV – air exchanger system for primary residence
Upgraded air conditioner - Keeprite - 2 ton
Energy star rated windows with 25-year glass warranty
Includes permit fees, development charges & Tarion Warranty – cost \$ 78,900

Unfinished basement – framed perimeter 2x4's @ 16" o/c, R24 insulation and vapour barrier, three-piece bathroom rough-in, and rough-in for future kitchen
Two large 48" x 40" egress windows
300 sft. cold cellar/storage under rear porch
Rental hot water tank

Fully sodded lot
Large size lot 65.5'/59.60' x 129.5'

