



Lot 20 Augustine Rd.,
Wainfleet
Lakeview Model

Building lot 114' x 150'

2234 sqft modern two storey with 500 sqft double garage, two Garage Std Plus doors, thermo windows and two ¾ hp belt driven operators with battery backup, My Q compatible, smart camera, ultra quiet

Architectural stone, brick, and James Hardie siding

Black standing seam metal roof, 24 gauge, with peel & stick membrane

Double 8' fiberglass entry doors with full glass

Black, Dashwood windows and exterior doors

Covered concrete front porch, with stairs & aluminum railing, 6' x 15' with 5' x 1'6" stone column and a square composite column

Poured concrete rear patio, 21'6" x 14' with wood landing & stairs, aluminum railings, and a BBQ outlet

Second floor balcony with Tuffdek flooring, aluminum and glass railings - over the garage, offering a beautiful view of the lake

Open concept main floor layout with 10' high ceilings, large windows and ample LED pot lights

Main floor kitchen, 17' wide with a 7' x 7'8" walk-in pantry and a 4' x 7' island, tile backsplash and under cabinet lighting

Great room with a Travis Probuilder gas fireplace, stone, wood mantle, and custom cabinetry

Stained oak stairs and railings, w/ iron spindles, main to 2nd flr and main to bsmt

5 ¼" baseboard and 3 ½" casing, two panel smooth doors with lever hardware
Engineered hardwood, and tile throughout

Two pc bathroom and a mud/ laundry room on the main floor

Second floor layout includes three bedrooms, two bathrooms and a wet bar area

Primary bedroom 15' x 16' with double door to the second-floor balcony with a walk-in closet

Five-piece ensuite bath including a 28 sqft. tile and glass shower with rain head & hand shower, free standing soaker tub, double sink vanity with solid surface top, and a comfort height toilet

Main bath features a tub/shower unit, vanity with solid surface top, and comfort height toilet

Second floor sitting area, with large windows, terrace door to the second-floor balcony and a wet bar complete with cabinetry, and solid surface top.

The unfinished basement is framed with insulated perimeter, 3 pc bathroom rough in, sewage ejector, and laundry tub

200-amp electrical service

Upgraded furnace – Keeprite, 96% efficient, 2 stage, variable speed with a stainless-steel heat exchanger

HRV – air exchanger system

Upgraded air conditioner – Keeprite 2 ton

Beam central vacuum system

Energy star rated windows with 25-year glass warranty

Radon mitigation, with under the slab barrier and vent complete through the roof

Cistern 4500 gallon with low water alarm

Septic system complete

Building permits, development charges, and Tarion warranty registration included, Approx \$46,500.00



