



Home is not exactly as shown

## **The “Scholfield” Model Home Lot 2 (143) Scholfield Ave., P.C.**

1638 sqft. luxurious bungalow home with open concept main floor living  
Architectural Stone front and brick exterior  
20' x 22' two car garage with a 16' x 8' insulated Garage maintenance free door  
with windows, walls and ceiling painted  
50 year GAF Timberline fiberglass shingles  
Fiberglass entry door system with sidelights and transom  
14' x 11' covered concrete patio with aluminum ceiling, potlights, and a bbq outlet  
Main floor 9' ceilings and vaulted ceilings in the great room  
Two bedrooms including a large master suite with a walk in closet  
Ensuite bath featuring a 3' x 5' tile shower with a tempered glass door, potlight,  
handshower and rain head, ceramic tile floor, china basin, Kohler toilet, Riobel  
faucets and a custom vanity with a granite top  
Main bath boasts an acrylic tub/shower combination unit, Kohler toilet, Kohler  
china basin, Delta faucets and a custom vanity  
Kitchen includes cloud white cabinets with a large island, solid granite counter  
tops, under cabinet lighting, stainless steel sink with Delta Addison pullout faucet  
Great room features a vaulted ceiling with LED potlights, engineered hardwood  
flooring, Napoleon natural gas fireplace with a beautiful custom made mantle and  
built in cabinets surrounding the fireplace  
Stained Oak stairs and railings with iron spindles

Main floor laundry and mud room with upper and lower cabinets  
Engineered hardwood in great room, kitchen, bedrooms, & front entrance, and ceramic tile in bathrooms and laundry room  
4 ¼" baseboard and 2 ¾" casing throughout, two panel smooth 800 series doors  
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 Serenity central vacuum system  
Basement framed and insulated with 3 piece bath rough in  
Energy star rated windows with 25 year glass warranty  
Sodded lot  
Large size lot –60.7' x 135'

This remarkable home with all the above features for the amount of \$ 605,000.00 including rebated hst.

Member of Canadian Home Builders' Association  
2007 Award of Excellence Winner for Best Custom Designed Home  
2009 Award of Excellence Winner for Best Custom Designed Home  
2010 Award of Excellence Winner for Best Overall New Home, 2 storey  
2010 Award of Excellence Winner for Best Custom Designed Home  
2010 Award of Excellence Winner for Most Outstanding Kitchen  
2011 Award of Excellence Winner for Best Custom Designed Home  
2013 Award of Excellence Winner for Best Overall New Home Design up to 1800 sqft.  
2017 Award of Excellence Winner for Most Outstanding Custom Home

