

# The “Clarence” Model Home Lot 22 (720) Clarence St., P.C.

1567 sqft. (+760 sqft bsmt.) luxurious bungalow home with open concept main floor living

Architectural stone front and brick exterior

19'11" x 20'10" two car garage with a 16' x 8' insulated Garage maintenance free door with windows, and a jackshaft garage door operator. Walls and ceiling painted

Gaf Timberline limited lifetime fibreglass shingles

Fibreglass entry door system with sidelights and transom

18'2" x 10'2" rear covered wood deck with aluminum ceiling, a ceiling fan, potlights, and a bbq outlet

Main floor 9' ceilings and vaulted ceilings

Two bedrooms including a large master suite with a walk in closet on main floor  
Ensuite bath featuring a 3' x 5' gorgeous tile shower with two niches, a tempered glass panel and door, potlight, handshower and rain head. Ceramic tile floor, Kohler 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, tile backsplash, under cabinet lighting, double stainless steel sink with Delta Addison pullout faucet

Great room features a vaulted ceiling with ceiling fan, LED potlights, two speakers, engineered hardwood flooring, Napoleon natural gas fireplace with a beautiful custom made mantle

Stained Oak stairs and railings with iron spindles

Spacious 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

Large 5 ¼" baseboard, 3 ½" casing in main areas and 4 ¼" baseboard, 2 ¾" casing in balance of home, two panel smooth 800 series doors

760 sqft of finished basement includes family room, bedroom, 3 piece bathroom, office or exercise room  
200 amp service  
Alarm system with motion detectors and door contacts  
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  
Energy star rated windows with 25 year glass warranty  
Fully sodded lot  
Large size lot 55.6' x 118'/123'

This remarkable home with all the above features, for the amount of \$ 659,000.00 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

