

LOT - 21

50' BORDEAUX CUSTOM

Move In Ready in 30 Days

SEASONS

SIMPLY GRAND

4 — 3.5 — 3,270 SQ.FT.

DESIGNER UPGRADES

- Premium Custom Exterior and Modified Layout
- Custom Second Floor layout
- Large ravine lot
- Security cameras
- 8' Garage Man Door to House and Garage to sideyard door
- 10' Ceiling package with premier trim and custom windows
- Air Conditioning unit
- Pot-lights in Interior throughout Main and Second Floor, and Exterior
- Laundry Room under-mount sink with base cabinet and tiled back-splash
- Full height Lower Level with finished Vestibule, Egress slider window, Maple stairs and Three-piece Rough-in
- Bar sink in Mudroom and on Kitchen island
- Reinforcement for future ceiling fan or heavy fixture in Dining Room, Foyer, Rear Porch, and over Breakfast Bar
- 200 AMP panel

Great Room & Main Floor upgrades include:

- Rear covered patio off Great Room
- Custom built-in units on either side of Great Room fireplace
- Linear glass fireplace in Great Room
- Coffered ceiling in Dining Room
- Stairs upgraded to solid Maple with open risers, stringer, and glass railings
- Luxury hardwood flooring throughout the Home

Kitchen upgrades include:

- Additional extended height cabinetry throughout the Home
- Gas line for stove, decorative kickbase on island
- Painted finish cabinetry
- Quartz counter-tops
- 2 Pantry cabinets
- Upgraded appliance package

Main Bedroom upgrades include:

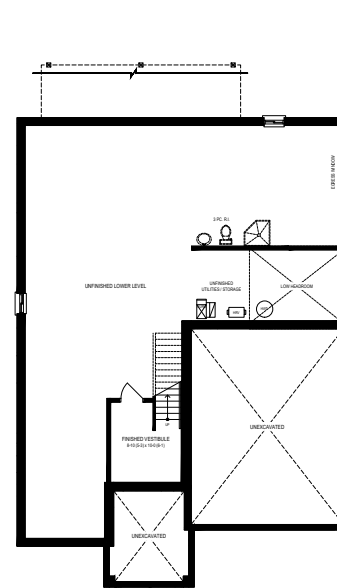
- Linear glass fireplace
- Coffered ceiling in Main Bedroom
- Custom Built-in closets with vanity
- Large rear balcony with patio slide

Bathroom upgrades include:

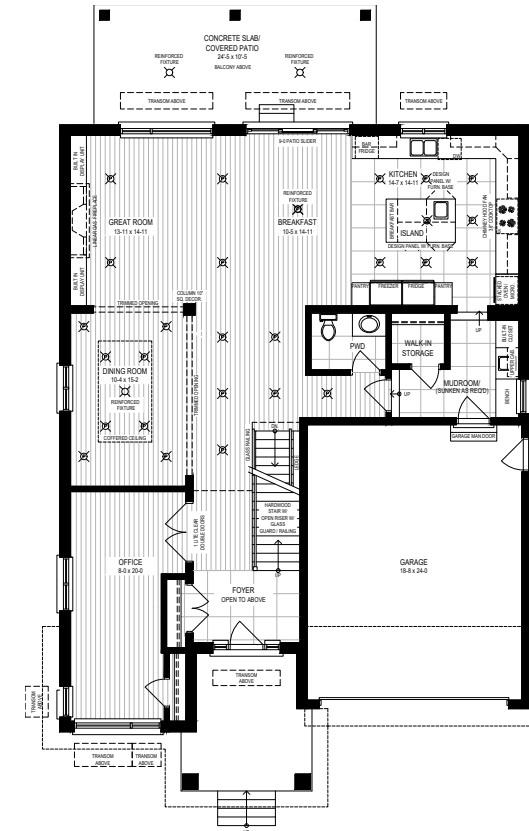
- Free standing tub, Decorative shelves, Curbless and Frameless shower with Quartz bench in Luxury Ensuite
- Bedroom 3 Ensuite: frameless tempered glass shower with upgraded tile base
- Undermounted sinks in all bathrooms
- Comfort height toilets



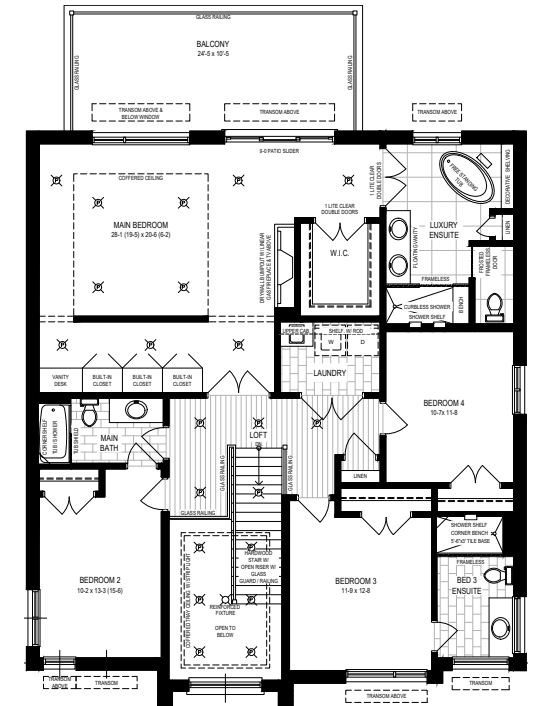
LOWER LEVEL



MAIN FLOOR INCLUDES 10' CEILINGS



SECOND FLOOR INCLUDES 9' CEILINGS



Artist's concept only. Construction of dwelling may not be exactly as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the vendor during the construction of the dwelling, and site conditions. Some windows shown on side elevations may not be available due to the applicable side yard setback. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the vendor, the municipality, the developer or the vendor's control architect, in their sole and unfettered discretion at any time without notice. Traditional Floorplans are shown. Dimensions, Specifications, layouts, window sizes are approximate only, these items may vary, and are

subject to change as provided in the Agreement of Purchase and Sale. All measurements are representational, square footage varies according to architectural style. Plans may be reversed. For additional Legal information, please refer to Losani Homes Pronto website page. E. & O. E. MARCH 19, 2025 5:22 PM