



New Look Homes

Property Design, Renovation & Staging

MODERN NEW CONSTRUCTION BUILD
The City's Only True Affordable New Build Family Home
Bank Appraised At \$472,000

4 Bedroom 2 ½ Bathroom Home. 2000 sq. ft. Bright & Spacious!
Offers Starting At Just \$438,800 - HST Included!

please note: under construction and will be available for viewings nearer completion

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****Buyer Agents Welcome****



CONSTRUCTION:

- Brand New Construction To Building Code
- New Roof, Insulation & Exterior
- New Framing, Plumbing & Electrics
- Heat/Air Exchange Ventilators
- New Electrical Service/Panel & Hot Water Tank
- Energy Efficient Smart Electric Heat
- No Costly Oil or Oil Tank - Lowers Insurance
- Extensive Energy Efficient Windows/Doors
- New Maintenance Free Vinyl Siding
- Construction, Plumbing & Electric Permits For All Work - City & Provincial

BONUS:

- Kitchen Appliance Package (or credit on close)
- Double Car Garage With Electric Opener
- Optional Finished Basement For An Additional 800 sq. ft of Living Space

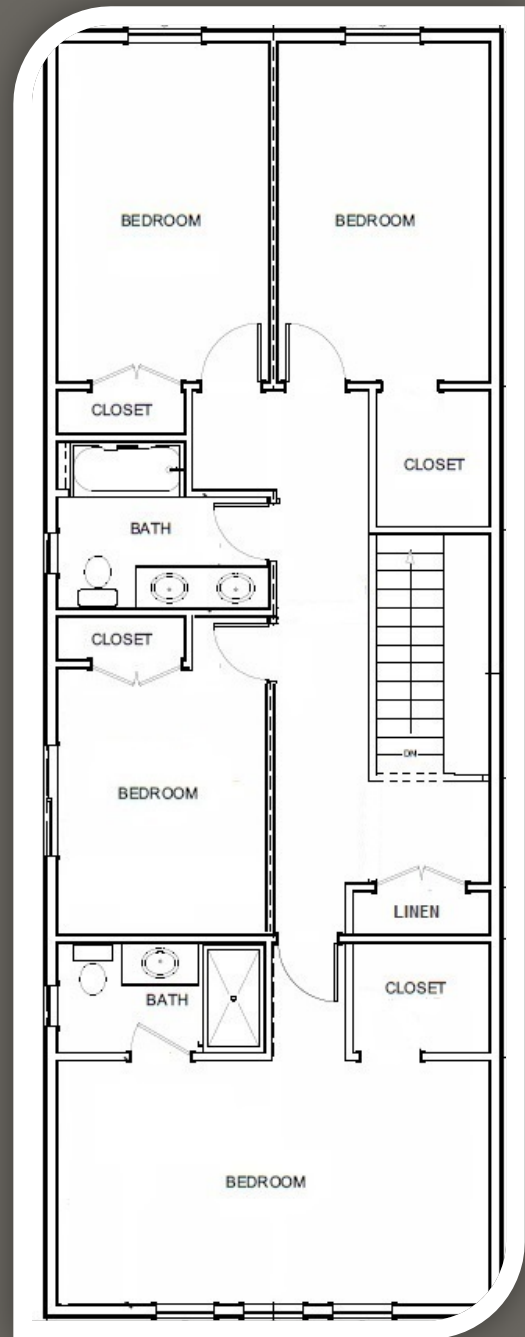
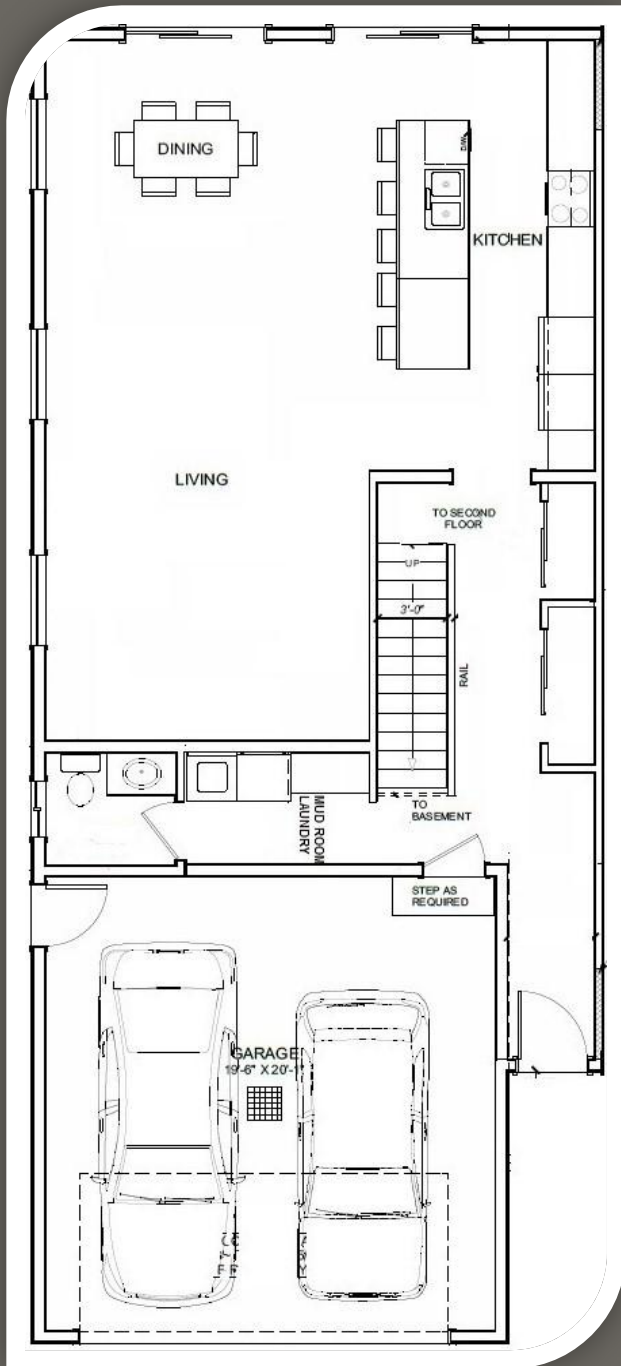
AREA:

- Excellent Well Established Family Area With Good Schools
- Easy Access To Confederation Trail (walking/biking trail)
- Clean Well Maintained Street
- Stores, Restaurants & City Amenities Just Minutes Away

**Buyer Choice Of
Flooring Color &
Kitchen Doors etc.**

LAYOUT:

- All 2000 sq.ft. Above Ground
- Spacious Open Plan Kitchen, Dining & Living Room – Ideal For Family Living
- Convenient Half Bath On Main Floor
- Large 3rd & 4th Bedrooms
- Bright & Airy Master Bedroom Suite
- Abundance of Storage Space/Closets
- Double Car Garage
- Large Laundry/Mud Room



DESIGN:

- High-End Finishes Throughout
- Upgraded Kitchen With Tile Backsplash
- Stainless Appliances And Pantry Cabinets
- Soft Close Drawers and Doors
- Large Windows In Every Room
- Maple Finish Staircase
- New Flooring Throughout – No Carpet
- Freshly Painted In Neutral Colors
- Spa Like Bathrooms
- Modern Vanities & Fittings
- Updated Light Fixtures