

Possession
Available
April 2021

6 Erb Farm Road, Oak Bluff MB

1,742 ft² Raised Ranch Bungalow with Oversized Double Garage
80' Wide by 163' Deep Lot, with Front Elevation facing West

Structural Features:

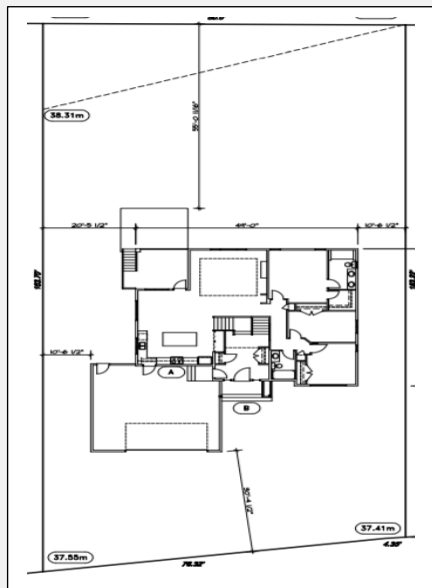
- Concrete piles, 4' concrete foundation walls
- Silent "I" joists for main floor
- Concrete basement floor
- Engineered steel beam for main floor joist system
- 23/32" wax coated OSB tongue and groove subfloor glued & screwed
- 9' main floor ceiling with 15' tray in foyer, 10' tray in great room
- 12" roof truss heel height enables a true R50 attic insulation
- Spray-foam insulation seal in all joist end cavities/R22 exterior wall insulation
- Dual exterior house wrap: Tytar and black tar building wrap
- Exterior foundation 1 1/2" rigid insulation
- Oversized double garage with piled slab

Mechanical Features:

- Bryant high efficiency gas furnace, variable speed motor
- Life Breathe HRV system
- Central air, main ducting vibration dampers, 60 gallon electric hot water tank
- National Home Warranty Certificate

Purchase Price

Lot	\$147,900.00
Home 'as shown'	\$592,100.00
GST (Lot & Home)	\$37,000.00
Total (Lot & Home)	\$777,000.00



2020-2021 Mid-Century Modern Raised Ranch Home

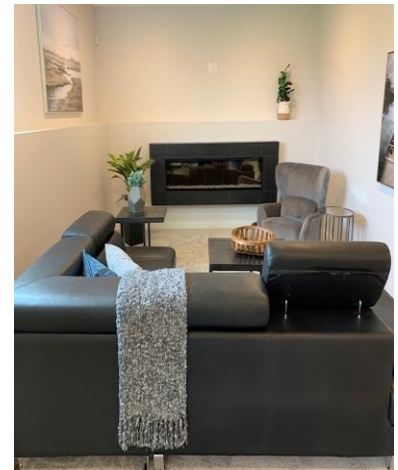
Proudly presenting our mid-century modern 3 bedroom, 1742 sq. ft. raised ranch with oversized garage. The open concept kitchen features quartz topped cabinetry, & tiled backsplash. A feature wall clad in DekTon tile, showcases a 50" linear fireplace in the great room. Access to your covered deck is via a sliding patio door off of the dining room, with stairs leading down to a lower deck. The finished lower level boasts 2 bedrooms, bathroom, powder room, laundry/mudroom with cubbies, a separate garage to lower level entrance, & a family room that includes a walk-up bar & a 74" liner fireplace. The convenience of central vac & a lawn irrigation system will give you more time to enjoy your new home!

Interior

- Kitchen Craft Thermofoil cabinets in Catamaran Grey, and Viatera Pier 39 granite counters in the kitchen, on island and on lower level bar
- Kitchen Craft Thermofoil cabinets in Catamaran Grey, Caesarstone Clamshell quartz counters in bathrooms, cultured marble shower & custom glass enclosure in ensuite
- 50" Ignite XL linear electric fireplace in great room with Dekton wall tile, 74" Ignite XL linear electric fireplace in lower level
- Simply Stone's Classic Wood in Alder, Karndean Opus Clarus luxury vinyl tile, Dream Weaver Hollywood carpet on various floor surfaces, and Ames Cento matte tiles on kitchen and lower level bar backsplash
- Wire shelving in bedrooms, linen closet, walk in closet
- Modern glass railing system
- Alarm system installed, structured cabling pre-wire for cable, internet throughout, with surround sound prewired in great room and lower level

Exterior

- All Weather 9100 Apex anodized aluminum PVC series, tri-pane low E argon windows with Vantage single patio door
- Front elevation finished with Kaycan Urbanix in Soho Gray, black KWP accent, Country LedgeStone in Wheaton, Ebony King acrylic stucco
- IMASCO Winter Lace stucco on sides and rear elevations
- Black Kaycan aluminum soffit, fascia and eavestroughs
- Moire Black CertainTeed Landmark shingles
- 18x8, R10, CHI overhead door in cedartone, Liftmaster 8500 jackshaft driven opener
- *Landscaping, lawn irrigation system & driveway included in price*
- *Appliance package included in price*



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