

Possession
Available:
May 2022

15 Stone Hearth Lane, Oak Bluff MB

1,972 ft² Bungalow with Oversized Double Garage
85' Wide by 140' Deep Lot, Front elevation facing South

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: Tyvar 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

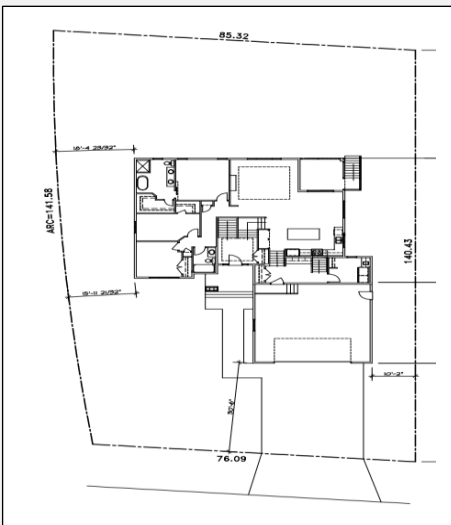
Purchase Price

Lot: \$136,900.00

Home as shown: \$667,290.00

GST (lot + house): \$40,209.50

Total (lot + house): \$844,399.50



2021-2022 Modern Farmhouse/Ranch Styled Home



Enjoy country living in our take of the modern farmhouse/ranch styled home. With over 1,970 sq ft, this 3 bedroom open concept design and thoughtful layout has many conveniences to help your days run smoothly. Your large country kitchen will serve well for meal preparation and entertaining. Relaxing in the luxurious master suite will help you unwind in the evenings. A mudroom with cubbies adjacent to the laundry and rear entrance to lower level, a 74" electric fireplace, a central vac system and lawn irrigation system are just a few of the extras you and your family will enjoy in this Paradigm Custom Home.

INTERIOR

- Kitchen Craft Thermofoil cabinets in PIER Grey, and LG Hausys Viatera CARBO quartz counters on kitchen island and ensuite counter
- Kitchen Craft Thermofoil cabinets in PIER Grey, MIAMI VENA quartz counters in bathrooms, cultured marble shower & custom glass enclosure in ensuite
- Horizon Chevron Glossy Grigio tiles installed on the kitchen backsplash
- 74" Ignite XL linear electric fireplace in great room
- Simply Stone Tile Lericy Marble in the foyer, laundry, mudroom, ensuite & main bath. Mannington Restorations Eide Plank Woodland Maple Mist laminate in kitchen, dining room, great room, hall and stairs from kitchen to mudroom.
- Dream Weaver Hollywood 958 Pavilion carpet installed in the bedrooms, WIC and on the stairs. DW Select Mesa 3905 Sky Island patterned carpet installed on the stairs from the foyer to the basement and foyer to the main floor
- Wire shelving in bedrooms, linen closet, solid shelving in master walk in closet
- Wood & metal picket hand rails
- Alarm system installed, structured cabling pre-wire for cable, internet throughout

EXTERIOR

- All Weather 9100 Apex anodized aluminum PVC series, tri-pane low E argon windows with Vantage single patio door
- Front elevation finished with Hardie Board & Batten in Aged Pewter, Pangea New England Ledge Stone
- Bright White silica sand stucco on sides and rear elevations
- Black Kaycan aluminum soffit, fascia and eavestroughs
- CertainTeed Landmark shingles in Pewter
- 18x8, R12, Wayne Dalton overhead door in Traffic Grey-B, Liftmaster 8500 jackshaft driven opener
- Landscaping, lawn irrigation system & driveway included in price
- Appliance package included in price



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