
🕒 QUICK POSSESSION



MODERN PRAIRIE FSCL-3

LUCCA
(PAIRED HOME)

FIRESIDE (LOT 22)
117 EMBERSIDE HOLLOW

1,821 SQ
FT

**MAIN FLOOR
FLEX ROOM**

**SIDE ENTRY
TO BASEMENT**

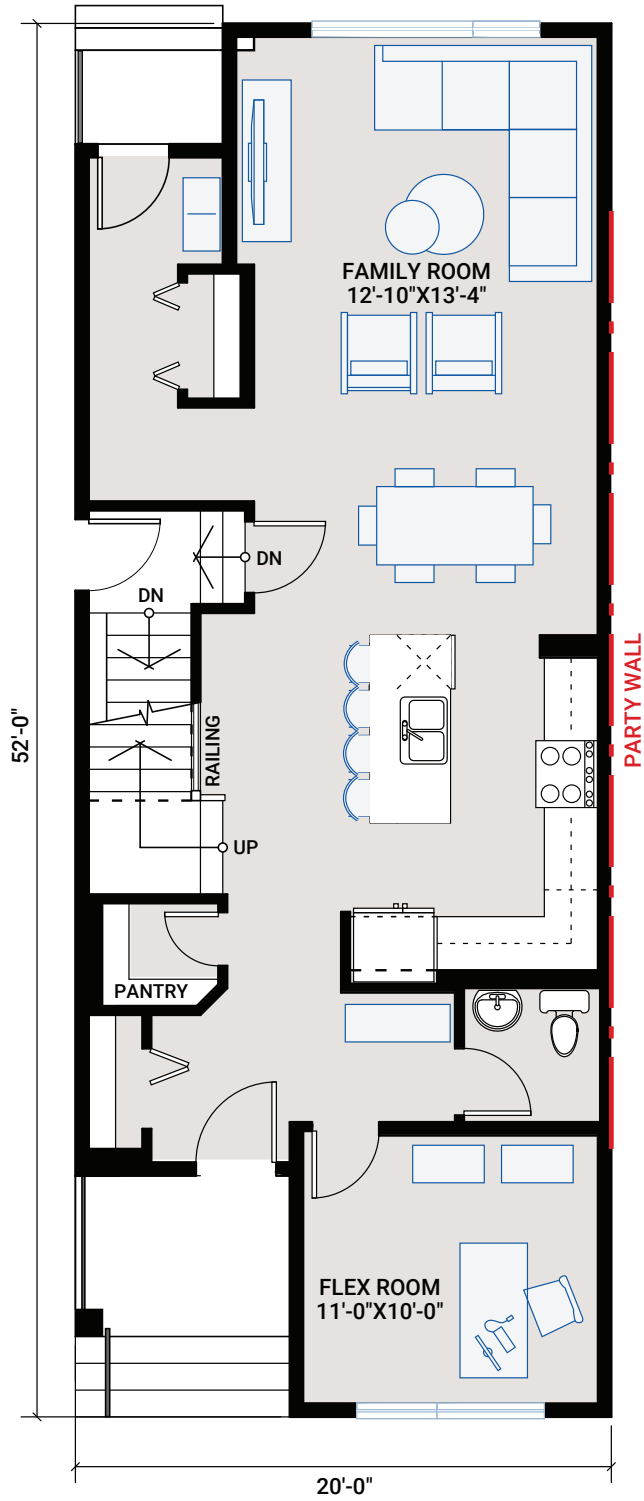
**UPPER FLOOR
LOFT**



1,821 SQ FT | 3 BED | 2.5 BATH

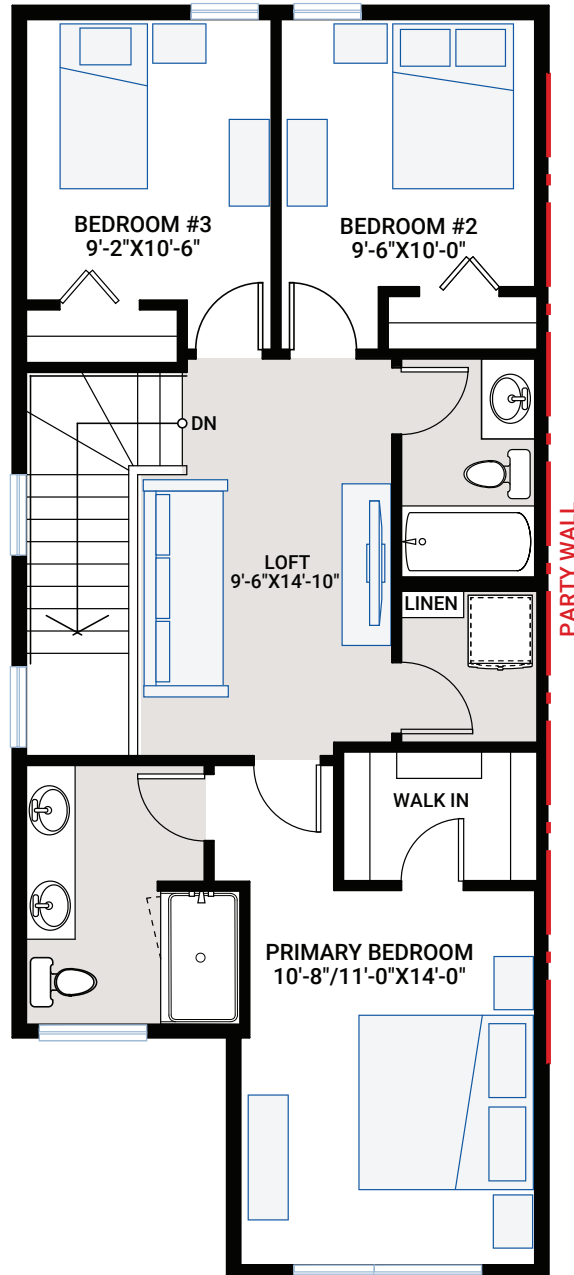
CARDEL
HOMES

943 SQ FT



SECOND FLOOR

878 SQ FT



INCLUDED FEATURES

- 9' main floor ceiling
- 9' basement ceiling
- Modern Prairie architecture
- Separate side entrance to basement
- LVP flooring throughout main floor
- LVP flooring in upper floor loft and hallway
- Tile flooring in bathrooms
- Custom cabinetry package including:
 - Maple cabinetry in Cortado stain
 - Soft close hardware
 - Dovetail drawer construction
 - Brushed nickel hardware
- Whirlpool stainless steel appliances
- Quartz countertops throughout
- Upgraded kitchen backsplash
- Upgraded railing
- Upgraded wall tile package
- Moen plumbing faucets and fixtures
- Pot lighting
- Dual ensuite sinks
- Whirlpool front load washer & dryer
- Heat recovery ventilation system
- Cardel's premium spray foam attic insulation assembly
- Rough in gas line to kitchen stove and deck
- 30-year shingles

INTERIOR COLOUR PALETTE

