
 **QUICK POSSESSION**



URBAN MOUNTAIN FSCL-4

ETON
(PAIRED HOME)

FIRESIDE (LOT 1)
197 EMBERSIDE HOLLOW

1,530 ^{SQ}
^{FT}

**SPACIOUS
PRIMARY SUITE**

**SIDE ENTRY
TO BASEMENT**

REAR DECK

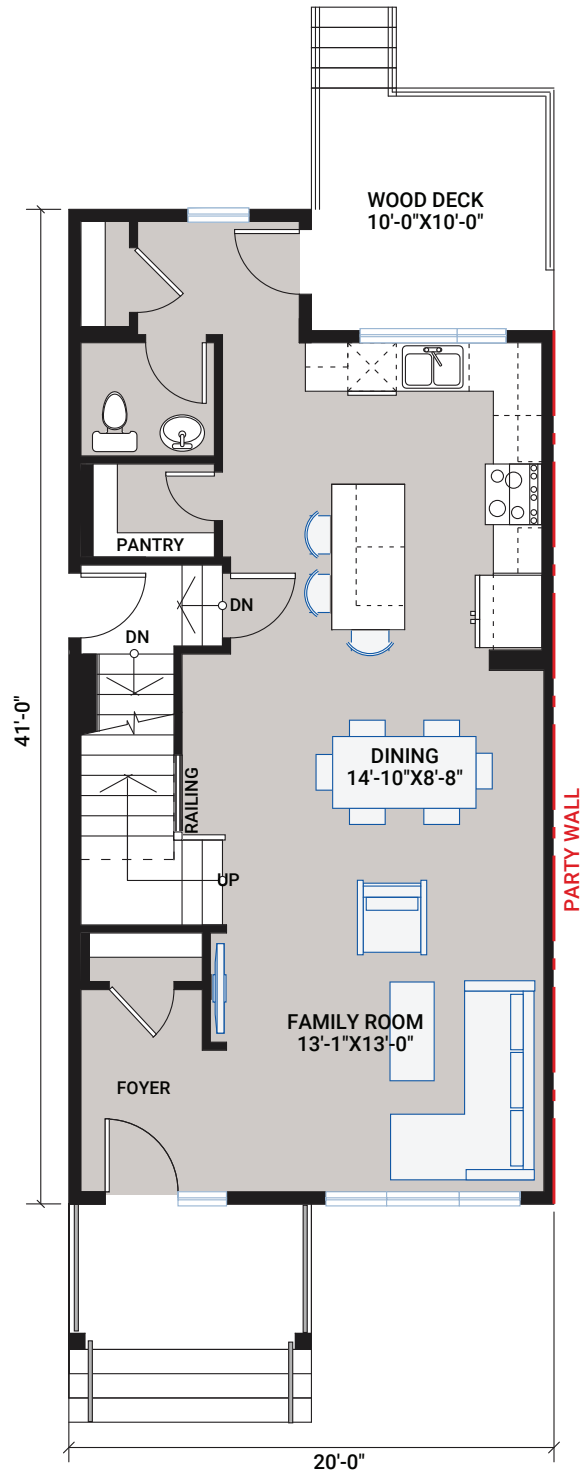


1,530 SQ FT | 3 BED | 2.5 BATH



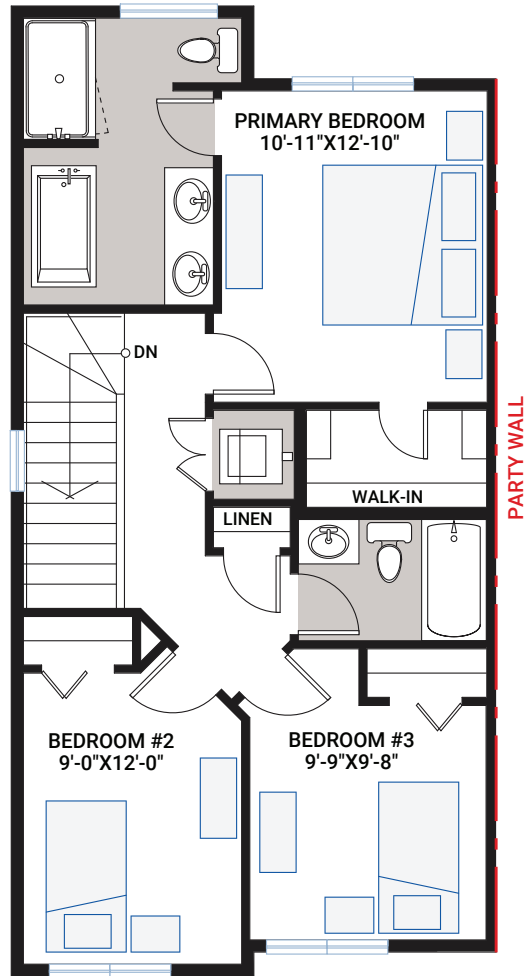
FIRST FLOOR

770 SQ FT



SECOND FLOOR

760 SQ FT



INCLUDED FEATURES

- 9' main floor ceiling
- 9' basement ceiling
- Urban mountain architecture
- 10' x 10' rear deck with aluminum railing
- Separate side entrance to basement
- LVP flooring throughout main floor
- Tile flooring in bathrooms
- Custom cabinetry package including:
 - Maple Cabinetry in Thunder
 - Soft close hardware
 - Dovetail drawer construction
 - Brushed nickel hardware
- Whirlpool stainless steel appliances
- Quartz countertops throughout
- Upgraded Delta Trinsic kitchen faucet in chrome
- Blanco - Diamond U2 granite kitchen sink
- Upgraded kitchen backsplash
- Upgraded railing
- Upgraded wall tile package
- Moen plumbing faucets and fixtures
- 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

