

# Introducing Tristan our newest show home.

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Fresh, modern and probably the most hardworking house that you will ever meet, Tristan balances the need for style and substance.

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# Meet Tristan

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This 1537 sq ft modified bungalow is fresh, modern and probably the most hardworking house that you will ever meet. Featuring an open layout, clean lines and gorgeous natural light, Tristan balances the need for style and substance. A designer kitchen that is all about smart storage with an integrated appliance centre in the pantry and filing drawers in the island, a large mudroom, and a thoughtful laundry centre ensure that the main floor stands up to the challenges of day to day life. Tucked away above the garage, the master suite offers a bit of a retreat with its own luxurious bath and closet. But the best feature about Tristan may be its flexible basement development plan which offers the potential for a separately entranced legal suite, while maintaining a large family room and play space for the family that lives upstairs.

Build Tristan starting at:

**\$346,000**

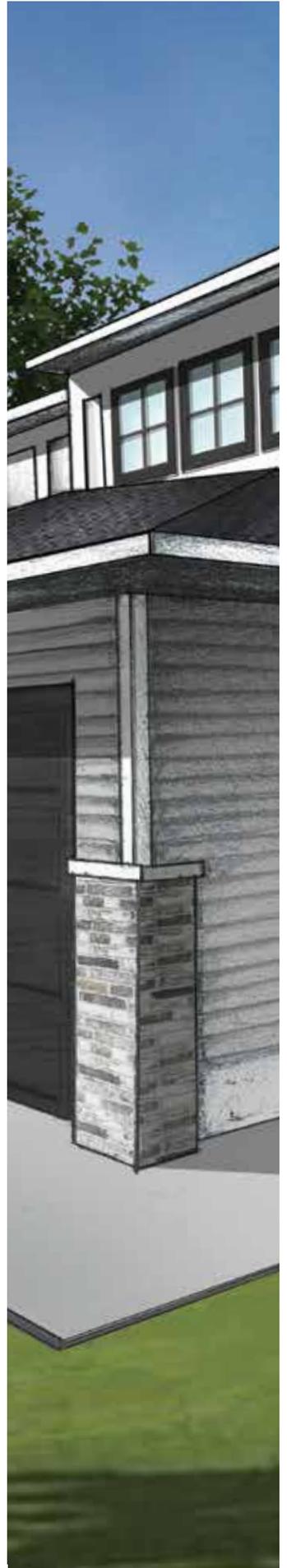
(GST included + Land)

Show Home priced at:

**\$559,900**

(GST included)

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# 247 Eaton Crescent

## Exterior Finishing

- Prairie style exterior
- cement siding and paneling
- composite deck with aluminum railing on front
- double car garage, garage door opener, keyless entry
- front driveway
- front yard landscaping
- 30 year Cambridge Architectural with full cool grey underlayment shingles
- black PVC windows (triple pane, dual low e, argon filled)
- LED soffit potlights with receptacle for Xmas lights

## Kitchen

- high gloss doors and textured Italian laminate drawers and gables
- quartz waterfall countertop
- marble backsplash
- undermount black sink and designer faucet
- designer appliance package (fridge, stove, dishwasher, hood fan, microwave)

## Ensuite

- 3 piece ensuite with luxury tiled shower and frameless glass surround
- quartz countertop with trough sink and designer faucets
- tiled floors with marble inlay
- custom floating glass mirror
- dual flush toilet

## Main Bath

- designer tub with full tile surround and custom ledge detail
- quartz countertop, undermount sink and designer faucet
- dual flush toilet

## Laundry Centre

- main floor laundry
- custom fit sorting area and drying rack
- Samsung front load washer and dryer

## Construction Techniques

- energy star certification (\$6,500 value)
- R24 insulation in walls
- R60 insulation in attic
- Spray foam to garage ceiling and rim joists
- Triple pane, dual low e, argon filled

## Interior Finishing & Fixtures

- two sided natural gas fireplace
- designer lighting package and LED potlights
- millwork features 3" casing, 6" base
- Schlage door levers and front door handleset
- closet doors swing, not bifold
- designer flooring package featuring oak hardwood, porcelain tile and upgraded carpet
- 9' ceiling in basement and on main floor
- custom build ins in laundry centre, mudroom and ensuite closet

## Mechanical & Electrical System

- Energy Star certified appliances (high efficiency furnace, air conditioner, hot water heater and heat recovery ventilator)
- suite ready with two power meters and panels
- central vac rough in

## Future Basement Development

- large windows
- separate entrance for legal suite
- large family room and potential bedroom in main family area

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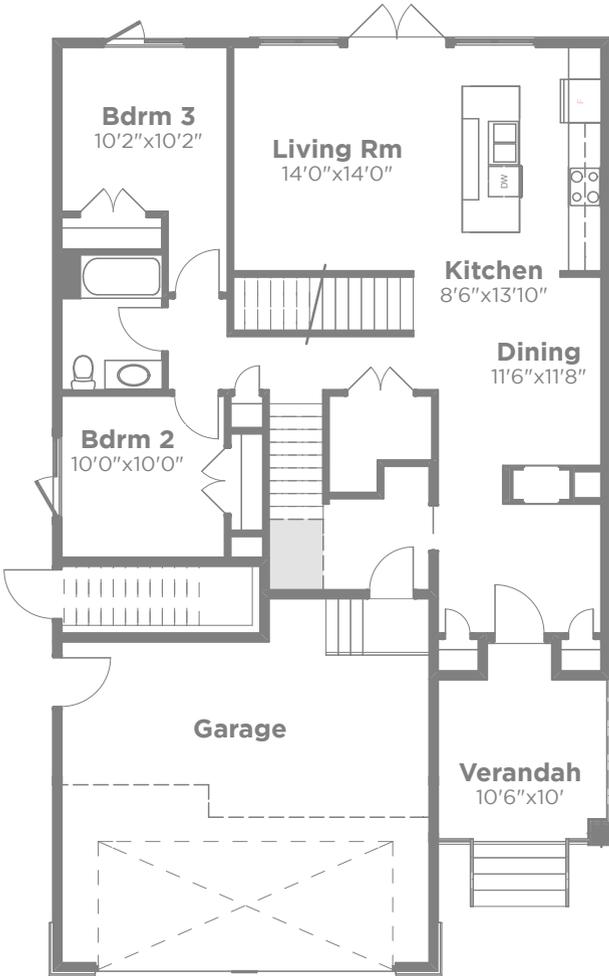
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# Floor Plans

## Main Floor Plan



## Upper Floor Plan



## Basement with optional Legal Suite

