



THE  
**BUNGALOWS**  
ON SHADELAND

# *The Guildwood*

*Lot 16*



## *Elegant Bungalow Loft Design*

Approx. 2,244 sq.ft.

~~\$689,990.00~~

Spring Special \$649,990.00

Bungalow loft Design

3 Bedroom Plan

Lot Size: 67'-6" x 123'-9"

Mature Treed Neighbourhood

*This elegant home boasts luxury appointed features that have been thoughtfully selected by our in house Interior Decorator:*

- Energy Star home with a HRV system and additional Energy Star components including Central Air
  - 9' Ceiling on Main Floor with upgraded trim package including Victorian headers
    - Front Entry Door with ¾ glass detail and transom above
- Upgraded Porcelain Floors in the foyer and powder room, 3" Exotic Walnut hardwood in the hallway, kitchen, great room, master bedroom, dinette and loft
  - Maple Stairs with wrought iron railing
  - Granite Counters in Kitchen, ensuite, main bath and powder room
  - Kitchen cabinet upgrades including a feature wall/desk detail
- Viking appliance package with Fridge, 30" wall oven, 36" 6 burner range, Dishwasher and Microwave
  - Upgrade Lighting Package: exterior pot lights & Carriage Style fixtures
    - Interior light fixture upgrades and 32 interior pot lights
    - Insulated Garage Doors with Decorative Windows
  - Master ensuite with glass shower, mosaic tile, bullnose trim and pencil trim detail

**Sales Representative - Eileen Baggs**

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**Broker - Nick Augerinos**

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