



FEATURES & SPECIFICATIONS

Design

- An exclusive enclave of “farmhouse modern” themed homes
- High end custom details inside and out
- Interior features combine rustic and classic finishes
- large, flat usable lot

Building Details

- 2-5-10 year Travelers new home warranty
- 50-amp EV quick charge ready receptacle located in the garage
- Very efficient floor plan includes 4 bedrooms, 4 bathrooms
- Large driveway with suite parking
- Large laundry room with storage
- Custom feature barn door and hardware
- Designer tile in wet areas
- Durable, high end laminate flooring throughout with carpet in the bedrooms

Exterior Details

- Large covered rear patio with sliding door
- Custom cedar fencing with gate to rear yard
- Fully landscaped with sprinkler system
- Metal accent roof details
- High end garage doors with laminate glass

Main Living Area

- Custom built-in fireplace and mantle
- Custom millwork accents throughout

Master Bedroom

- Large master bedroom featuring designer ceiling detail
- Custom headboard detail
- Custom walk in closet
- Ensuite includes large vanity with his and her sinks
- Heated tile ensuite floor with motion kick light and large glass shower enclosure

Kitchens

- maple shaker kitchen cabinets
- Quartz countertops
- Floating oak shelving

Legal Suite

- Legal 1 bedroom suite
- Situated mostly above the garage for reduced noise and increased privacy
- Flexible floorplan allowing access between main home and suite if required

Energy Efficient Heating & Cooling

- High efficiency dual-zone heat pump system for heating and cooling
- High efficiency on demand gas hot water



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Appliances Included – 1, 2, 5 & 9 Jedstone Place

- Main Home Appliances
 - Samsung stainless-steel gas range, convection oven: NX58H9500WS
 - Samsung stainless-steel double door fridge, with ice and water: RF28HFEDBSR
 - Samsung 44dBA stainless steel dishwasher: DW80K7050US
 - Samsung front load washer: WF45K6200AW
 - Samsung front load dryer: DV45K6200EW
 - Classic hidden range hood: BX21528
- Garage door opener with remote
- Suite appliances not included

Appliances Included – 13, 14, & 17 Jedstone Place, 30 Jedburgh Road

- Main Home Appliances
 - KitchenAid stainless-steel gas range, convection oven: KSGG700ESS
 - KitchenAid stainless-steel double door fridge, with ice and water: KRFC300ESS
 - KitchenAid 46dBA stainless-steel dishwasher: KDTE204ESS
 - LG front load washer: WM3270CW
 - LG front load dryer: DLE3170W
 - Classic stainless-steel range hood: victorytofino30
- Suite Appliances
 - Samsung stainless-steel electric range: NE59K3310SS
 - Samsung top-freezer refrigerator: RT18M6213SR
 - Samsung over-the-range microwave, exhaust fan: ME18H704SFS
 - LG front load washer: WM3270CW
 - LG front load dryer: DLE3170W
- Garage door opener with remote