



\$817,000

# THE LORELEY





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### FEATURES

**1622 Square Feet | 3 Bedrooms | 2 Bathrooms**

- Large Open Concept, Kitchen-Dining-Living Area
- Custom kitchen with quartz countertops included
- Generous primary bedroom with raised ceiling
- Working from home with 2 optional offices
- Over 12 feet vaulted ceiling great room and sunroom
- Ensuite bathroom with custom tiled shower
- Full ocean view deck with overhead pergola, perfect for relaxing or entertaining
- Oversized windows throughout to capture western ocean views and sunsets
- High End Laminate floor
- Ducted Heat Pump system to heat and cool entire house
- Maintenance free siding with shake impressions in gables
- Covered entrance/ deck area





# HOUSE AMENITIES

<b>Foundation</b>	Insulated Slab on Grade with 4 ft frost walls around the perimeter
<b>Framing</b>	Conventional 2"x6" lumber framing including timber framed elements
<b>Deck</b>	Pressure Treated Wood deck with Overhead Pergola
<b>Windows &amp; Doors</b>	High End, Energy Efficient, Maintenance Free Vinyl Windows
<b>Heating</b>	Energy Efficient Ducted Heat Pump
<b>Cooling</b>	Energy Efficient Ducted Heat Pump to cool complete house
<b>Siding</b>	Maintenance Free Vinyl Siding
<b>Roof</b>	High Quality Certainteed Landmark Pro Asphalt Shingles
<b>Eavestroughing</b>	Aluminum White Eavestroughing along roof line
<b>Electrical</b>	Supply & Install electrical wiring according to Nova Scotia building code including 3 data/TV outlets + generator panel
<b>Plumbing</b>	High End PEX pipes installed to NS building code
<b>Insulation</b>	R20 batts + 1" rigid foam in exterior walls and R 30 batts in ceiling for energy efficiency
<b>Water Supply</b>	Drilled Well
<b>Trim</b>	Supply and Install custom trim including Flat stock MDF trim around windows/door/foor and flat stock pine window sills

# HOUSE AMENITIES

**Custom Cabinets** Custom bathroom vanities and custom kitchen cabinets include quartz countertops

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**Interior Doors** Modern Hollow core design installed with standard door hardware

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**Light Fixture Allowance** Designer light fixtures included

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**Plumbing Fixture Allowance** High End Plumbing Fixtures (CSA approved) Included

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**Flooring/Tiling** High end Laminate Flooring throughout house; high end floor tile in Bathrooms and Laundry room; Custom tiled showers. Tiled backsplash in kitchen and bathrooms

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**Water Treatment System** Full Water Treatment System Included

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**Warranty** First Year Home Warranty including lifetime structural Home Warranty provided by Lux Home Warranty

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Custom Kitchen & Vanities from



Kitchen & Bathroom fixtures from





# CONTACT INFORMATION

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