



EagleRIDGE

EXECUTIVE PATIO HOMES

www.eagle-ridge.ca

The Birch

1445 sq ft

CONTACT:

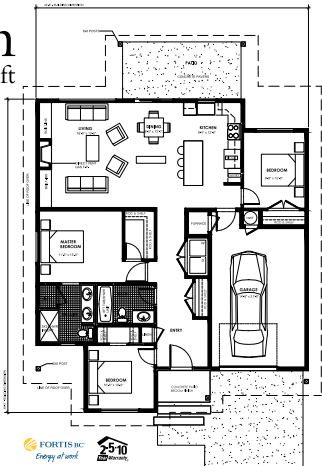
Sarah Baikie

PERSONAL REAL ESTATE CORPORATION

250.203.3087 sarah@sarahbaikie.com

BAIKIE
& BARANYAI
YOUR REAL ESTATE
TEAM

Sarah Baikie PREC
Dan Baranyai
Tracy Baranyai



Prior to an accepted offer, pricing/plans/spec could be modified at builder discretion.



RE/MAX CHECK REALTY



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Landscape Carefree Living

Privacy fence
Shrubs front yard
Hydro seeding
Upgrade to irrigation (4 zones front/rear yard)
Upgrade to fully fenced

Contemporary Stylish Exterior

Contemporary design
Hardie siding
Fibreglass single roof
Rock front feature
Covered patio all units with exception
SL 3-4, 10, 11-12, 13-14
Gas BBQ hook-up and electric plug
Soffit plug for exterior decorative lighting
2 X hose bibs (rear and side)

Fuel Efficiency

Heat pump with natural gas furnace
HRV
Natural gas hot water on demand
Natural gas fireplace (living room)
Energy efficient windows
Pre-wired for solar panels
Pre-wired electric vehicle charging station
Insulated garage (ceiling and walls). LED lighting

6 piece Whirlpool Appliance package *plus installation*

- 1) SS Fridge
- 2) SS Stove
- 3) SS Rangehood
- 4) SS Dishwasher
- 5) White front load washer
- 6) White front load dryer

Upgrade to Maytag package
Upgrade fridge water line. Upgrade plumbing for gas stove
Plumbed/wired for garburator
Upgrade to garburator motor and installation

Contemporary Stylish Interior

3 bedrooms. 2 bathrooms
Spacious 9 foot ceiling
Two interior paint colours
Two remote controls for garage door openers
Electric plugs in garage
Upgrade to central vac (motor and attachments are not included)
Deep crawl
Laundry closet with laminate countertop above washer/dryer
Quartz countertop kitchen and both bathrooms
Quartz backsplash in both bathrooms
White wire shelving in all closets

Kitchen undermount lighting, Built-in cabinetry in living room
Primary bedroom WIC with white wire shelf and hanging racks
Main bathroom tub/shower combo with curtain rod
Ensuite double vanity, walk-in shower with bench seat, glass slider door
Toilet roll holder and towel rack in both bathrooms
Bathroom mirror

Select your options for the following

(see options and upgrades spreadsheet)
Flooring (vinyl plank living areas, carpet bedrooms, vinyl tile bathrooms)
Quartz countertop kitchen and both bathrooms
Laminate countertop laundry closet
Tile back splash

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