

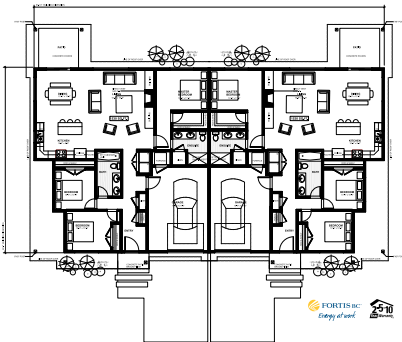


# EagleRIDGE

EXECUTIVE PATIO HOMES

www.eagle-ridge.ca

## The Dogwood 1530 sq ft



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

CONTACT:

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**BAIKIE & BARANYAI**  
YOUR REAL ESTATE TEAM

Sarah Baikie PREC Dan Baranyai Tracy Baranyai



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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