

OVER  
\$98K  
IN  
UPGRADES  
INCLUDED

# The Lemongrass

3,529 sq. ft. (Including 869 sq. ft. of Finished Lower Level) Lot 32 (46 Guernsey Drive)

Elevation B

- 5 Bedrooms & 4.5 Bathrooms ♦
- Double car garage
- Finished Lower Level with SPACES
  - ❖ Side entrance to Lower Level
  - ❖ Private bedroom
  - ❖ 3-piece Bathroom with standalone shower
  - ❖ Laundry Room with stacked front load washer and dryer
  - ❖ Wet bar with fridge, quartz countertop and undermount sink
  - ❖ Recreation room with an electric fireplace
  - ❖ Oak stairs and railings to Lower Level
  - ❖ 9' ceilings \* \*\*

**30 day closing**

**\$ 1,351,900**



Kitchen

# Luxury Features

## **Kitchen**

- ❖ Bright open concept Kitchen and Great Room
- ❖ Engineered hardwood flooring
- ❖ Appliance package
  - Fridge
  - Electric smooth top stove
  - Chimney hood fan
  - Dishwasher
- ❖ Extra large island with breakfast bar
- ❖ Beautiful quartz countertops
- ❖ Elegant backsplash
- ❖ Bank of pot and pan drawers

## **Key Highlights**

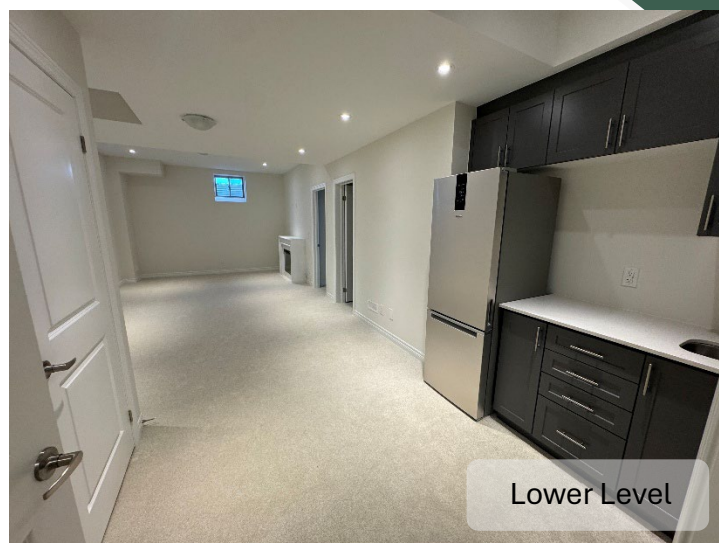
- ❖ 8' High front entry door
- ❖ 8' insulated garage doors
- ❖ 9' ceiling height on Main Level\* \*\*
- ❖ Luxurious engineered hardwood flooring on Main Level and Second Level hallway \*\*
- ❖ Coffered ceiling in Great Room and Dining Room
- ❖ Smooth ceilings on Main and Lower Level
- ❖ Gas fireplace with mantle in Great Room
- ❖ Oak stairs from Lower to Second Level with matching railing and square pickets
- ❖ Second Level Laundry Room with washer and dryer including upper and base cabinets
- ❖ Pot lights on Main and Lower Level\*\*
- ❖ Garden door to Backyard
- ❖ Smart Home package
  - Smart Wi-Fi thermostat
  - Keyless entry doorbell camera
  - Full alarm system with 3 years monitoring
  - Garage door opener

## **Bedroom & Bathrooms**

- ❖ Large Principal Suite with 9' ceiling height \*/\*\*
  - Double door entry
  - Spacious his and her walk in closets
  - Full ensuite with oversize standalone shower and freestanding bathtub
  - Double vanity with quartz counters and undermount sinks
- ❖ Bedroom 2 features a walk-in closet and shared bathroom
- ❖ Bedroom 4 features a private ensuite with standalone shower and double swing closet doors.
- ❖ All Bathrooms feature quartz counters with undermount sink(s) \*\*



Great Room



Lower Level



Laundry Room



Principal Ensuite