

OVER
\$93,000
IN
UPGRADES
INCLUDED



The Lemongrass

3,529 sq. ft.

Elevation C - Lot 55
(39 Guernsey Drive)

(Including 869 sq. ft. of Finished Lower Level)

\$ 1,354,900

- 5 Bedrooms ♦ and 4.5 Bathrooms ♦
- Elegant elevation with black windows
- Bright Great Room with wall of windows
- Two car garage
- Finished Lower Level with Spaces
 - Recreation room with electric fireplace
 - Private bedroom
 - 3-piece Bathroom
 - Secondary Laundry
 - Wet bar
 - 9' ceilings *
 - Separate side entrance

30 day closing



Great Room

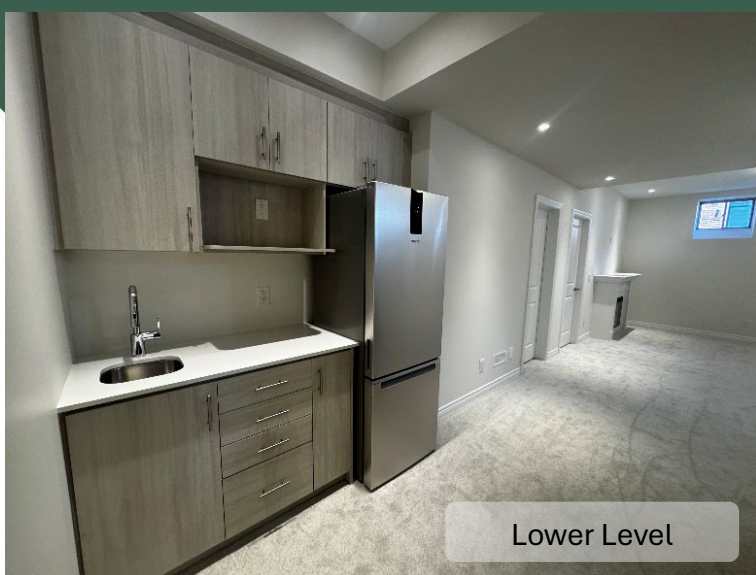
Sales Office
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HEATHWOOD

♦Includes Lower Level Bathroom & Bedroom.
* Except where beams and heating equipment are required. **As per plan. Prices and specifications are subject to change without notice. E. & O.E.
October 2025



Kitchen



Lower Level

Key Highlights

- ❖ 9' ceiling height on Main Level * **
- ❖ Luxurious 3 ¼" engineered hardwood on Main Level and Second Level hallway **
- ❖ Gas fireplace with a mantel
- ❖ Coffered ceiling in Great Room and Dining Room
- ❖ Second Level Laundry Room with washer and dryer including upper cabinets
- ❖ Oak stairs from Main to Second Level and from Main to Lower Level
- ❖ Smooth ceilings throughout Main Level and Lower Level
- ❖ Quartz counters in all bathrooms
- ❖ Rough in for Gas BBQ at rear

Electrical

- ❖ Pot lights on Main and Lower Level **
- ❖ Smart Home package
 - Smart Wi-Fi thermostat
 - Keyless entry
 - Doorbell camera
 - Full alarm system with 3 years monitoring
 - One garage door opener
- ❖ 200 Amp service

Kitchen

- ❖ Open Kitchen concept with quartz countertops
- ❖ Oversize kitchen island
- ❖ Appliance package (electric stove, fridge, canopy hood fan and dishwasher)
- ❖ 3 ¼" engineered hardwood flooring **
- ❖ Microwave shelf
- ❖ Valance lighting
- ❖ Two bank of pot and pan drawers
- ❖ Recycle and garbage drawer
- ❖ Contemporary backsplash
- ❖ Rough in gas line for stove

Principal Suite

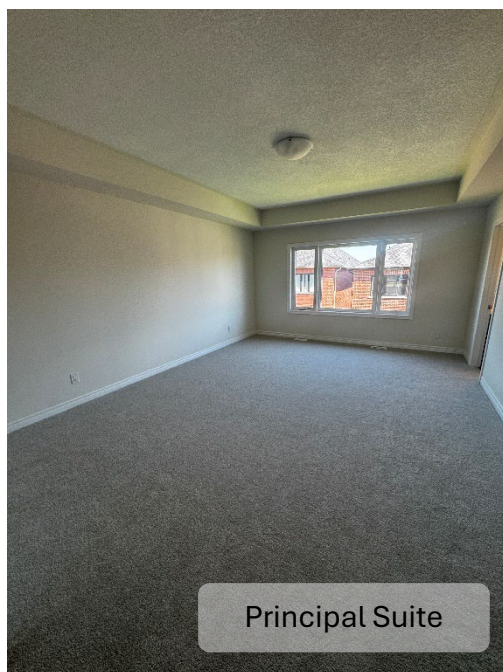
- ❖ 9' raised ceiling in Principal Suite * **
- ❖ Large Bright windows
- ❖ Double entry doorway
- ❖ Two walk-in closets

Principal Ensuite

- ❖ Ensuite with freestanding bathtub
- ❖ Large frameless glass shower
- ❖ Double undermount sinks
- ❖ Upgraded porcelain 12 x 24 tiles
- ❖ Quartz countertops
- ❖ Bank of drawers



Principal Ensuite



Principal Suite



Laundry Room