

# WILLIAMSBURG GREEN



## HIGHLIGHTS

- 5 Bedrooms ♦
- 4.5 Bathrooms ♦
- 9' ceiling on Main and Lower Levels\*
- Over \$98,000 in upgrades
- Finished Lower Level with **SPACES**
- Double car garage
- Smart Home package
- 30 day closing

**\$1,269,900**



## The Lemongrass

Lot 32 - Elev. B

3,529 sq. ft  
(Including 869 sq. ft. of finished Lower Level)

46 Guernsey Drive



CONTACT US

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## HEATHWOOD

♦Includes Lower Level Bathroom and Bedroom. \*Except where beams and heating equipment are required. \*\*As per plan. Prices and specifications are subject to change without notice.  
E. & O.E. March 2026

# Dare to Compare Highlights

## INTERIOR

- 9' ceiling height on Main Level\* \*\*
- 8' High front fiberglass entry door
- Luxurious 3 ¼ engineered hardwood flooring on Main Level and Second Level hallway \*\*
- Oak stairs from Lower to Second Level with matching railing and square pickets
- Smooth ceilings on Main and Lower Level
- Coffered ceiling in Great Room and Dining Room
- Gas fireplace with mantle in Great Room
- Big bright windows throughout \*
- Second Level Laundry Room with washer and dryer including upper and base cabinets
- Pot lights on Main and Lower Level\*\*
- Garden door to Backyard
- Large Principal Suite with 9' ceiling height \*/\*\*
  - Double door entry
  - Spacious his and her walk in closets

## FINISHED LOWER LEVEL WITH SPACES

- 9' Smooth ceilings through finished area \* \*\*
- Recreation room with an electric fireplace and elegant mantle
- Oak stairs and railings to Lower Level
- Private bedroom
- 3-piece Bathroom with standalone shower
- Secondary Laundry Room with stacked front load washer and dryer
- Wet bar with luxury cabinets, fridge, quartz countertop and undermount sink

## EXTERIOR

- Elegant elevation with accents of stone, brick, siding and other unique materials\*
- All brick exterior with black windows
- Separate side entrance to Lower Level
- Double car garage
- 8' high sectional insulated garage doors
- Stunning 8' high fiberglass front entry door
- Gas line for future BBQ
- Additional pot lights in soffit on front elevation

## KITCHEN

- Bright open concept Kitchen and Great Room
- 3 ¼ Engineered hardwood flooring
- Upgraded Appliance package
  - Double door fridge
  - Modern electric smooth top stove
  - Chimney hood fan
  - Dishwasher
- Custom Kitchen with upgraded cabinetry
- Beautiful quartz countertops
- Extra-large island with breakfast bar
- Elegant backsplash
- Valance lighting
- Bank of pot and pan drawers
- Garbage / Recycling pullout cabinet
- Microwave Shelf

## BATHROOMS

- Principal Ensuite
  - with oversize standalone shower
  - freestanding bathtub
  - double vanity with quartz counters
  - two undermount sinks
- Bedroom 4 features a private ensuite with standalone shower
- All Bathrooms feature quartz counters with undermount sink(s) \*\*

## OTHER

- Smart Home package
  - Smart Wi-Fi thermostat
  - Full alarm system with 3 years monitoring
  - Keyless entry
  - Garage door opener
- ERV
- 200 AMP

# HEATHWOOD