



## The Heron Hills Advantage! Notable Standard Features

- ✓ Elegant Brick, Stone Elevations
  - ✓ 9' Ceilings & 8' high arches on main floor
  - ✓ Luxurious freestanding tub in Master bedroom
  - ✓ Quality Kitchen cabinetry,
  - ✓ Spacious Island with flush breakfast bar
  - ✓ Decora style plugs & switches
  - ✓ Convenient Garage to House door entrance
  - ✓ Upgraded Trim 4" Baseboard and 2 3/4" Casing
  - ✓ Coffered Ceilings, as per plan
  - ✓ Engineered floor systems throughout
  - ✓ 3 piece bath rough-in
  - ✓ HRV unit to improve indoor air quality
  - ✓ Colour Vinyl Casement Windows on 1<sup>st</sup> & 2<sup>nd</sup> floors
  - ✓ Shut off valves under each sink
  - ✓ Paved Asphalt Driveways
  - ✓ Duct work cleaned prior to occupancy
- And so much more!!*

## **PLUS, up to OVER \$90,000** **Limited Time Giveaway**

- Up to \$50,000 of the Pricelist
- Stained Oak Stairs (excluding stairs to basement level)
- 3 1/4" x 3/4" Stained Oak Hardwood Flooring (main floor, excluding all tiles areas)
- Kitchen granite countertops & double bowl undermount sink
- 42" extended kitchen upper cabinets
- Gas Fireplace with white cabinet mantle
- Air Conditioner
- Frameless Glass Shower (in Master Bedroom Ensuite)
- Stainless Steel Fridge-Stove-Dishwasher; white clothes washer/dryer (from Builders standard samples)

**CITIZEN REALTY**  
BROKERAGE

Exclusive Listing Brokerage