



*Model Home*



ARTIST CONCEPT

905.680.6000  
silvergatehomes.com

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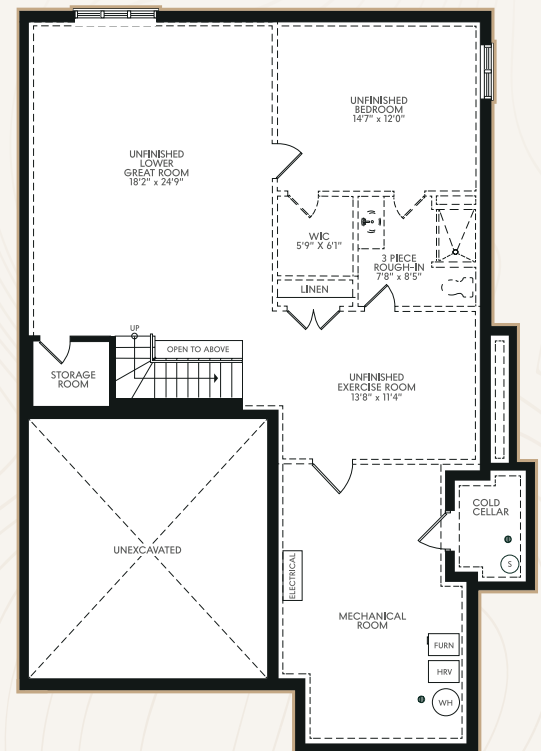
# UNIT 1 1504 SQFT

TWO CAR GARAGE BUNGALOW TOWNHOME END UNIT

**MAIN FLOOR**  
1504 SQFT



**BASEMENT**  
1026 SQFT OPTIONAL  
FINISHED AREA



## ADDED FEATURES

FRIDGE WATERLINE | GAS LINE | 8' DOORS ON MAIN | 42" ELECTRIC FIREPLACE  
SLIDE BAR IN ENSUITE | 12X24 NICHE | 10 ADDITIONAL POT LIGHTS | TV OUTLET

ALL DRAWINGS ARE ARTIST'S CONCEPTS AND ARE NOT TO SCALE. FLOORPLANS MAY VARY SLIGHTLY FROM THE FINAL PRODUCT. ALL MATERIALS, SPECIFICATIONS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.

# LUNA MODEL HOME *features*

## ONE-OF-A-KIND EXTERIORS

- 1** Striking contemporary exterior featuring white vinyl and stone siding, with beautiful extra-large modern detailed windows throughout
- 2** Exposed aggregate driveway with landscaping, sod & sprinkler system
- 3** Rear deck with aluminum railings and privacy glass
- 4** BBQ gas line
- 5** Maintenance free living- grass & snow removal
- 6** Double car garage with keypad, two remotes and MyQ Connected Smart Camera



## MODERN LUXURY INTERIORS

- 7** 9' ceilings throughout, with upgraded black painted 8' doors on main level
- 8** 6" engineered hardwood flooring extending seamlessly from the Great Room to the bedrooms and Foyer, with upgrades in place for added elegance
- 9** Custom closets throughout



- 10** Custom window coverings included
- 11** Stunning 42" electric Fireplace with designer panels
- 12** Contemporary Silvergate baseboards
- 13** Large Foyer with custom panelling wall with Designer mirror and accent lighting
- 14** Schlage "Latitude" levers with Century backplate upgraded in Matte Black
- 15** Main level laundry with, Bristol undermount sink, upgraded cabinetry with hanging rod & quartz counters, and Moen Align single handle pull-down faucet
- 16** Cozy carpet treaded stairs with designer pickets
- 17** Cold Room with sump pump in basement
- 18** Central Vacuum Rough-in

## SLEEK GOURMET KITCHENS

- 19** Custom kitchen including; cabinetry to ceiling, pots & pan drawers, pull outs, pantry cabinets, spice drawers, Designer MDF Hood Fan, garbage pullout & more!
- 20** Soft close doors and full extension drawers throughout
- 21** Extra large eat-in island with quartz countertop and luxurious waterfall ends
- 22** Quartz back splash & under cabinet lighting



# LUNA MODEL HOME

# features

- 23** Double bowl stainless steel undermount sink with matte black Moen Align pull-down faucet
- 24** Gas Stove, dishwasher, microwave, and Fisher & Paykel custom paneled fridge
- 25** USB in Island
- 26** Gas line for stove
- 27** Fridge waterline



## SPA INSPIRED BATHROOMS

- 28** Luxe glass and tile walk-in shower with Moen Rizon hand shower on slide bar with built in Silvergate 12" x 24" niche
- 29** Spacious double vanity with quartz counter top and American Standard Studio undermount sinks
- 30** Moen Rizon faucets in all bathrooms
- 31** Main Bath with MAAX Rubix Alcove tub and tiled wall with built in niche

- 32** Moen Rizon hand shower on slide bar in bathrooms
- 33** floating vanity in Ensuite
- 34** Right Height American Standard fixtures
- 35** Custom floating vanity mirrors
- 36** Upgraded tile flooring in Ensuite, Main Bath & Laundry

## GO-GREEN FRIENDLY

- 37** Energy Star certified home
- 38** Low E argon glass windows
- 39** High-efficiency air conditioning unit
- 40** Programmable thermostat
- 41** High-efficiency gas hot water heater
- 42** Spray foam around all windows and doors
- 43** R22 batt insulation in exterior windows
- 44** ERV unit included



## ELECTRICAL & SMART HOME

- 45** Security System with touch screen panel
- 46** Roughed in speakers for Surround Sound & multi-room audio
- 47** Hand-picked Light fixtures
- 48** LED pot lights throughout
- 49** LED shower pot lights
- 50** Good Night switches in Master Bedroom
- 51** Exterior pot lights as per plan
- 52** TV height outlet in Master Bedroom and Great Room

UNIT 1 | 1504 SQFT | 205 ST. DAVID'S ROAD, THOROLD  
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