

2205 WATEROAK DRIVE

LOT 32 - The Zander

/ 40' FRONT
 / SINGLE DETACHED
 / 3 BEDROOMS / 2083 SQFT

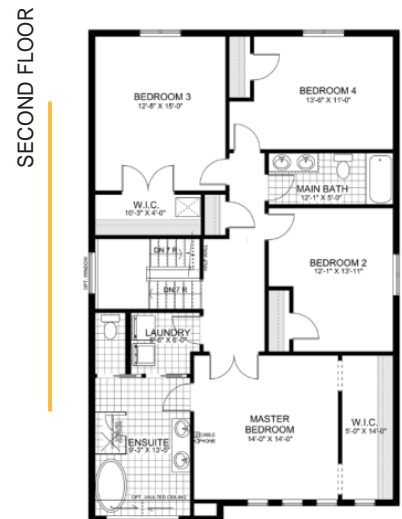
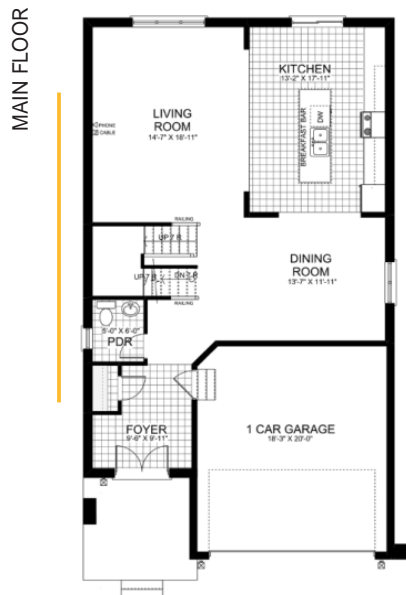
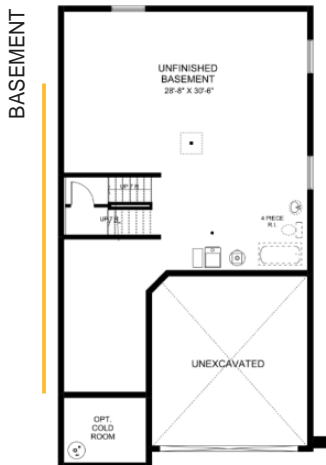
BUILD STATUS: UNDER CONSTRUCTION
POSSESSION IN: 30 DAYS

LIST PRICE: \$679,011.81
 SAVINGS: \$20,000

MOVE-IN-READY PRICE
\$ 659,811.80



FLOOR PLANS

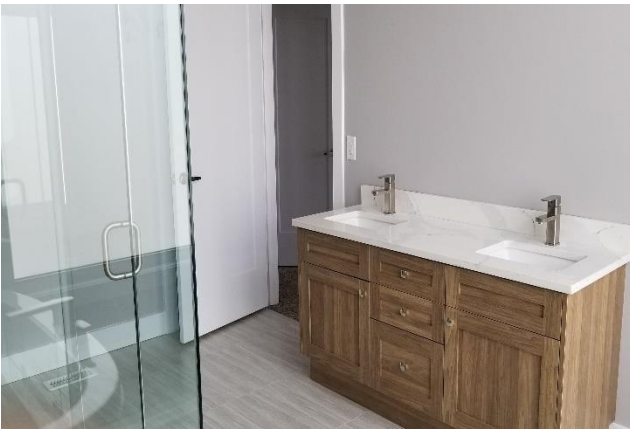


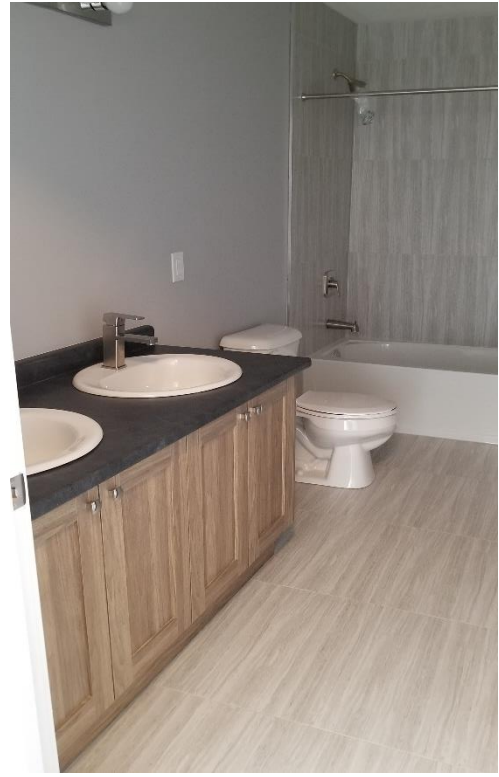
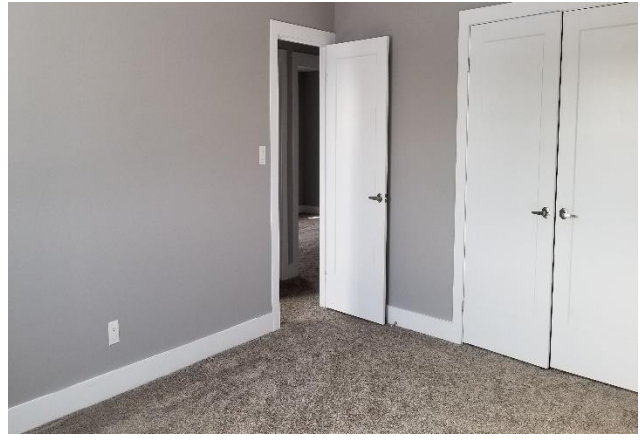
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 or call at 519 653 5036



this brochure was created on January 07th, 2019

INTERIOR PHOTOS





OPTIONS / UPGRADES IN THIS HOME

A 08 – Additional Windows 48 x 48 Casement on Landing
A47 – Cold Room with Concrete Porch
A 50 – 2/3/4 Pc Rough in in Basement
Appliances – Contemporary Paramount Chimney Range
Appliances – Stainless Fridge
Backsplash – Level 1
Cabinets – Soft Close to Additional Drawers x 7
Cabinets – 24” Deep Cabinet Above Fridge
Cabinets – 45-1/2” Upper Cabinets Stacked
Cabinets – Bank of Pot and Pan Drawers x 2
Cabinets – Base Micro Cabinet w/ Lower 14” Drawer
Cabinets – Baseboard Applied to Island
Cabinets – Frame Doors with Glass (single doors)
Cabinets – Frame Doors with Glass Double Doors x 5
Cabinets – Island Cabinets x 2’
Cabinets – Kitchen Soft Close to STD. Kitchen
Cabinets – Laundry Countertop Over W/D x 6’
Cabinets – Laundry Upper Wall Cabinetry 30-1/2” Uppers x 6’
Cabinets – Master WIC Closet System
Cabinets - Panels Applied to Island
Cabinets – Light Valance LV59
Cabinets – Soffit System S127
Cabinets – Two Tone Kitchen
Cabinets – Traditional Bar Brackets
Cabinets – WTC Cabinet
Cabinets – WTC Glass Insert (Double Door)
Cabinets – LV3 Upgrade Kitchen
Drywall – Smooth Finish Ceilings (Main Floor Only)
Electrical – 12” Light Valance Installed x 1
Electrical – 24” Light Valance Installed x 4
Electrical – Dining Room Light
Electrical – Island Pendant Lights x 3
Electrical – Capped Lights Over Island x 3
Electrical – Extra Switch x 2 (1 x Capped Lights, 1 x Under Cabinet Lights)
Electrical – Pot Lights in Kitchen, Living Room (6)
Electrical – TV Mount Combo
Flooring – Additional Choices for Ceramic (Ensuite)
Flooring – Ceramic (Floor Tile on Wall) – Main Bathroom and Ensuite
Flooring – 12 x 24 Tile
Flooring – Carpet LV1 Bedroom 2
Flooring – Carpet LV1 Bedroom 3
Flooring – Carpet LV1 Bedroom 4
Flooring – Carpet LV1 Master Bedroom
Flooring – Carpet LV1 Staircase 9’
Flooring – Carpet LV1 Upper Hall
Flooring – Engineered Hardwood LV1 Kitchen

Granite – (Where No Granite is Included) Ensuite x 5.5'
Granite – (Where No Granite is Included) Kitchen x 2'
Granite – Extended Bar x 2
Interior Door Hardware – Straight Lever x 19
Interior Doors – 1 Panel Lincoln Park x 20
Interior Trim – Flat Trim
Interior Trim – Interior Door Single
Interior Trim – Rustic Barn Door Track SS x 2
Paint – LV 2 Paint colour x 2
Plumbing – Kitchen Faucet Venice
Plumbing – Vanity Faucet M05-1S x 5
Plumbing – Kitchen Sink Atlantic Max Plus
Plumbing – Moen Rizon Shower Fixture Ensuite
Plumbing – Moen Rizon Tub/Shower Fixture Main Bath
Plumbing – Moen Rizon Deck Mount Faucet
Plumbing – Undermount Porcelain Sink x 2 (Ensuite)
Railings – Contemporary Oak with ½” Stainless Steel Rods

UPGRADES VALUE
\$78,011.81

NOT ALL OPTIONS OR EXTRAS MAY BE LISTED ON THIS SHEET AT THIS TIME. PLEASE CONTACT SUNLIGHT HERITAGE HOMES IF YOU REQUIRE FURTHER INFO.

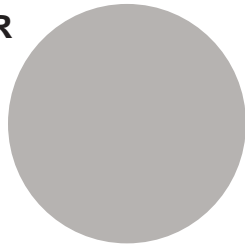
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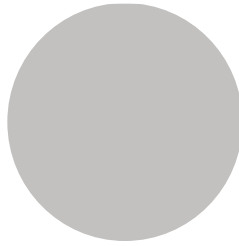
COLOUR SELECTIONS



EXTERIOR



PAINT - BEDROOMS



PAINT – REST OF HOUSE

ENG. HARDWOOD



CARPET

FLOOR & WALL TILE

KITCHEN BACKSPLASH & COUNTERTOP



MAIN AND ENSUITE BATHROOM



ENSUITE COUNTERTOP



KITCHEN

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