

EVERY DETAIL FROM THE GROUND UP...

- Jayman Spec home featuring over \$30,000 in builder upgrades & an additional \$60,000 in homeowner upgrades
- Smart home technology (security cameras and upgraded lighting controls)
- 11 ft ceilings in the living room
- Modern electric fireplace
- Wide plank laminate floors throughout
- Flush nosing on stairs creating a higher-end look
- Upgraded window coverings throughout
- Upgraded lighting in dining/ bathrooms
- Chef-inspired kitchen
 - Premium maple cabinetry
 - Quartz countertops
 - Upgraded ss appliances including a Kitchenaid french door refrigerator, built-in wall oven and microwave combo
 - 5 burner countertop gas stove
 - Upgraded enclosed hoodfan
 - Full tile timeless backsplash
 - Undermount Blanco silgranit sink
 - Upgraded Moen retractable faucet
 - Additional transom window
- Custom-designed flex workspace with sleek glass wall
- Second-floor laundry
- Two guest bedrooms with ample closet space
- Spa-inspired ensuite
 - Dual sinks
 - Granite countertops
 - Glass shower
 - Full-length mirror
- Undeveloped basement with bathroom rough-in
- Energy & Mechanical
 - Six solar panels
 - BuiltGreen Canada Certification
 - High EnerGuide Rating
 - UV-C Air Purification System
 - Navien Tankless hot water heater
 - High-Efficiency Furnace with HRV (Heat Recovery Ventilator)
 - Water softener
 - Triple-pane windows
- Double detached garage with upgraded garden doors
- Professional low-maintenance landscaping with oversized deck and concrete patio
- Gas BBQ Line on the deck
- West-facing backyard and east-facing front yard providing natural light throughout the day
- Enjoy unobstructed northeast views from the den and primary bedroom, which face away from adjacent properties for enhanced privacy
- Perfectly situated within Glacier Ridge, this home offers a serene environment free from ongoing construction, located just a block from the community entrance