

# EVERY DETAIL FROM THE GROUND UP

## **HIGHLIGHTS & BACKGROUND INFORMATION ON SWIFT CREEK VILLAS**

- Low Monthly Condo Fees: \$465

### **Included Services:**

- Exterior Landscaping:
  - Comprehensive landscaping provided; homeowners may apply for additional garden installations, which will require their own maintenance
  - No additional landscaping responsibilities for current owners
  - Exterior maintenance is managed by the property management company

### **Snow Removal:**

- Snow removal services cover community roadways, common areas, private driveways, and front steps

### **Maintenance of Common Areas:**

- Regular sweeping and upkeep of all communal roads and sidewalks

### **Maintenance-Free Living:**

- The property offers a "lock and leave" lifestyle with zero maintenance responsibilities for homeowners

### **Community Association Status:**

- Swift Creek Villas (SCV) is not currently a member of the Elbow Valley Residents Association; however, discussions for full membership are ongoing
- SCV residents are not liable for Elbow Valley fees but benefit from a renewed two-year agreement allowing access to shared paths and Fisherman's Pond

### **Fisherman's Pond Features:**

- Available for fishing
- Designated for winter activities, including skating and hockey

## EVERY DETAIL FROM THE GROUND UP

- Hand scraped hardwood floors
- Custom floorplan creating a more open main floor
- Upgraded light fixtures and dimmers throughout
- Upgraded window coverings throughout
- Built-in speakers
- Kitchen
  - Exceptionally designed for style and function
  - Extended soft close cabinetry
  - Undermount silgranit sink with upgraded faucet
  - Upgraded appliances
  - 5 burner gas cooktop
  - Built-in oven
  - Large island with additional storage
  - Custom kitchen bar
  - Undermount lighting
- Tray ceiling in family room
- Full tile fireplace and custom floating shelves with built-in lighting
- Floating vanity in half bath with extended mirrors
- 5pc ensuite retreat
  - Floating vanity with undermount lighting
  - Dual sinks
  - Large soaker tub
  - Extended tile shower
  - Extended mirror
  - In-floor heat
  - Custom California Closet wardrobe built-ins
- Oversize laundry room with added storage and quartz countertop
- Upgraded carpet
- Spindle railing staircase

## EVERY DETAIL FROM THE GROUND UP

- Large rec room with projector
- 5 zone Sonos system
- Two oversized bedrooms with large closets and windows
- Two 4pc lower level bathrooms (1 ensuite) with floating vanities, under cabinet lighting, full tile shower, and in floor heat
- Oversize storage room
- Dual zone smart controlled Aprilaire furnace and AC
- Custom wrap around veranda
- Two gas lines providing options for BBQ and fire table placement
- Suncoast motorized enclosure and electric heater
- Custom dog run
- Irrigation
- Oversized garage with slat wall
- 8ft garage door
- Wall mount garage opener
- Rough in h/c taps in garage