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**12** Custom Built  
**HOMES**

*on 1.75 to 4.45 Acre Lots*

# Green Forest

E • S • T • A • T • E • S



**\$789,900** *(Includes HST)*

*List of Features on Reverse*

*Lot #3 - Future Model Home*

*Approx. 2650 Sq. Ft. on 1.89 acres*



*Lot #3 - Model Home (Approx. 2650 Sq. Ft.)*

*\$789,900 (incl. HST)*

*1.89 Acres (30.48m x 251.31m or 100' x 825')*

## Features

- Lot seeded to proposed grading line
- Oversized three car garage
- Stone/Stucco Facade – Complete Brick sides and rear
- Upgraded 30 year shingles
- 10/12 roof pitch side to side
- Oversized Main floor and basement windows
- Corner "Barn Beam" mantel and stone face fireplace
- Upgraded Cappucino Kitchen with granite counter tops
- Tumbled marble backsplash with design
- Breakfast bar overlooking Great Room
- Walk-in Pantry off Dinette
- Three panel french doors exterior
- Hardwood floors Great Room, Dining Room, Den and Hallways
- Two tier coffered ceiling in Dining Room
- Coffered Ceiling in Master Bedroom
- Patio doors from Master Bedroom to exterior
- Main floor Den with French Door
- Open concept design with large 8" square columns
- Porcelain tile flooring
- Upgraded front door glass and finish
- Vanities with granite and marble counter tops
- Upgraded stainless faucets
- Jacuzzi tub in Ensuite
- Large glass enclosed porcelain tile shower in Ensuite
- Pot lighting in Great Room, Dining Room and Foyer
- Oak staircase with upgraded wrought iron spindles to Basement
- Complete light fixture package
- Wood framed mirrors in all baths
- 3" wood casing with backband
- Solid 8" baseboards
- Satin hinges with matching satin single lever door handles
- Exterior basement walls fully insulated, drywalled and painted
- 12" Silent Floor Joists
- Water System – Drilled well with digitally controlled constant pressure pump
- Complete water softener system with UV filtration system
- Class 4 raised filter bed (Septic System)
- High efficiency propane furnace
- Complete central air and Central Vacuum
- Cellar in basement
- Hot Water tank on rental basis
- Television via satellite
- Internet via satellite



## Room Sizes

- |                                  |                                  |
|----------------------------------|----------------------------------|
| • Dining Room - 14' x 15' 4"     | • Main Bath - 8' 5" x 8'         |
| • Kitchen - 14' x 14'            | • Bedroom #1 - 12' x 12'         |
| • Dinette - 10' x 14'            | • Bedroom #2 - 14' 8" x 11'      |
| • Great Room - 18' x 19'         | • Master Bedroom - 14' x 17'     |
| • Garage - 31' x 21'             | • Ensuite - 11' 10" x 11' 2"     |
| • Laundry - 8' 4" x 8'           | • Den - 10' 10" x 12'            |
| • Walk-in Closet - 9' 8" x 7' 6" | *All room sizes are approximate. |

Contact our Broker to Arrange Your Personal Showing



**M. Ann Stewart,**  
Broker

**Glanville**  
&  
Associates

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BROKERAGE

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\*\*Price and Specifications subject to change without notice.