

**DUCA
HOMES**

**STONE
CREEK**

**ORCHARD
ESTATES**

MAKE YOUR HOME BEAUTIFUL

INCLUDED UPGRADES

31 VELVET COURT

FEATURE BONUSES

- 9' ceilings on main level
- Finished stained oak stairs from main level to second floor
- Quartz countertops in kitchen with large stainless steel kitchen sink with black single-lever faucet
- Quartz countertops in all bathrooms with double sinks in the ensuite
- Kitchen upgrades including: extended height upper cabinets, under cabinet wood valance moulding and crown moulding
- Engineered hardwood in family room, landing, second floor hallway
- 200 amp service with automatic circuit breaker
- 5 pot lights to be given
- Glass shower in the ensuite
- Imported 12 x 24 porcelain tiles in tiled areas
- Fully insulated garage
- Insulated garage door with decorative glass
- Cold cellar
- Roughed-in 3-piece bathroom in the basement (location at builder's discretion)
- Gas line for barbecue
- 10-foot patio door with transom in the dinette
- 12x8 Pressure treated wooden deck

The purchaser acknowledges that the specifications, landscaping, finishes and furnishings/appliances etc. in the model home may be for display purposes only and may not be of the similar grade or type or not necessarily included in the purchase of the home. The purchaser acknowledges that variations in colour and shade uniformity may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes. Some windows and doors shown may be optional. The Vendor reserves the right to substitute materials that are of equal or better quality. E&O.E.

**DUCA
HOMES**

**STONE
CREEK**

**ORCHARD
ESTATES**

MAKE YOUR HOME BEAUTIFUL

**\$75,000
INCLUDED UPGRADES**
 **29 VELVET COURT**

FEATURE BONUSES

- 9' ceilings on main level
- Finished stained oak stairs from main level to second floor
- Quartz countertops in kitchen with large stainless steel kitchen sink with black single-lever faucet
- Quartz countertops in all bathrooms with double sinks in the ensuite
- Kitchen upgrades including: extended height upper cabinets, under cabinet wood valance moulding and crown moulding
- Premium modern plumbing package including black Moan single-lever contemporary faucets throughout
- Engineered hardwood in family room, landing, second floor hallway, and bedrooms
- 200 amp service with automatic circuit breaker
- 30 pot lights to be given
- Glass shower in the ensuite
- Imported 12 x 24 porcelain tiles in tiled areas
- Fully insulated garage
- Insulated garage door with decorative glass
- Cold cellar
- Roughed-in 3-piece bathroom in the basement (location at builder's discretion)
- Gas line for barbecue
- 10-foot patio door with transom in the dinette
- Large kitchen island with a microwave opening
- Air conditioning
- Garage door opener
- 12x8 Pressure treated wooden deck
- Electric fireplace

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