

MOVE-IN READY!

Private Tours Available



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289-670-1999



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PROPERTY DETAILS:

Address: 239 Lormont Blvd, Stoney Creek
 Freehold 2-storey Townhome (END UNIT)
 Rare Two-Car Garage
 4 Bed, 3 Bath (2345 SQ.FT)
 Lot: 26' X 96' X 47 (irregular)

PRICING DETAILS:

Purchase Price: \$1,100,000
 Deposit: \$50,000

DESIGN INCENTIVES:

Over **\$80,000** in design upgrades included in purchase price

KEY DESIGN INCENTIVES:

- Luxury Vinyl Plank flooring throughout main floor
- Mudroom
- Calacatta Nuvo quartz countertop and backsplash in kitchen
- Breakfast bar in kitchen
- Upgraded cabinetry, quartz, smooth ceilings throughout
- Laundry room on second floor with upper cabinetry
- Full oak stairs with custom stain
- Primary ensuite with double vanity, built-in bathtub, and full glass shower
- Appliances: over-the-range hood fan in kitchen and gas fireplace in living area
- Smart Suite Home Technology integration
- BONUS PACKAGE (includes all listed design features)





ADDRESS: 239 LORMONT BLVD, STONEY CREEK

SITE PLAN: LOT #1, BLOCK 33 (END UNIT)

Rare Two-Car Garage

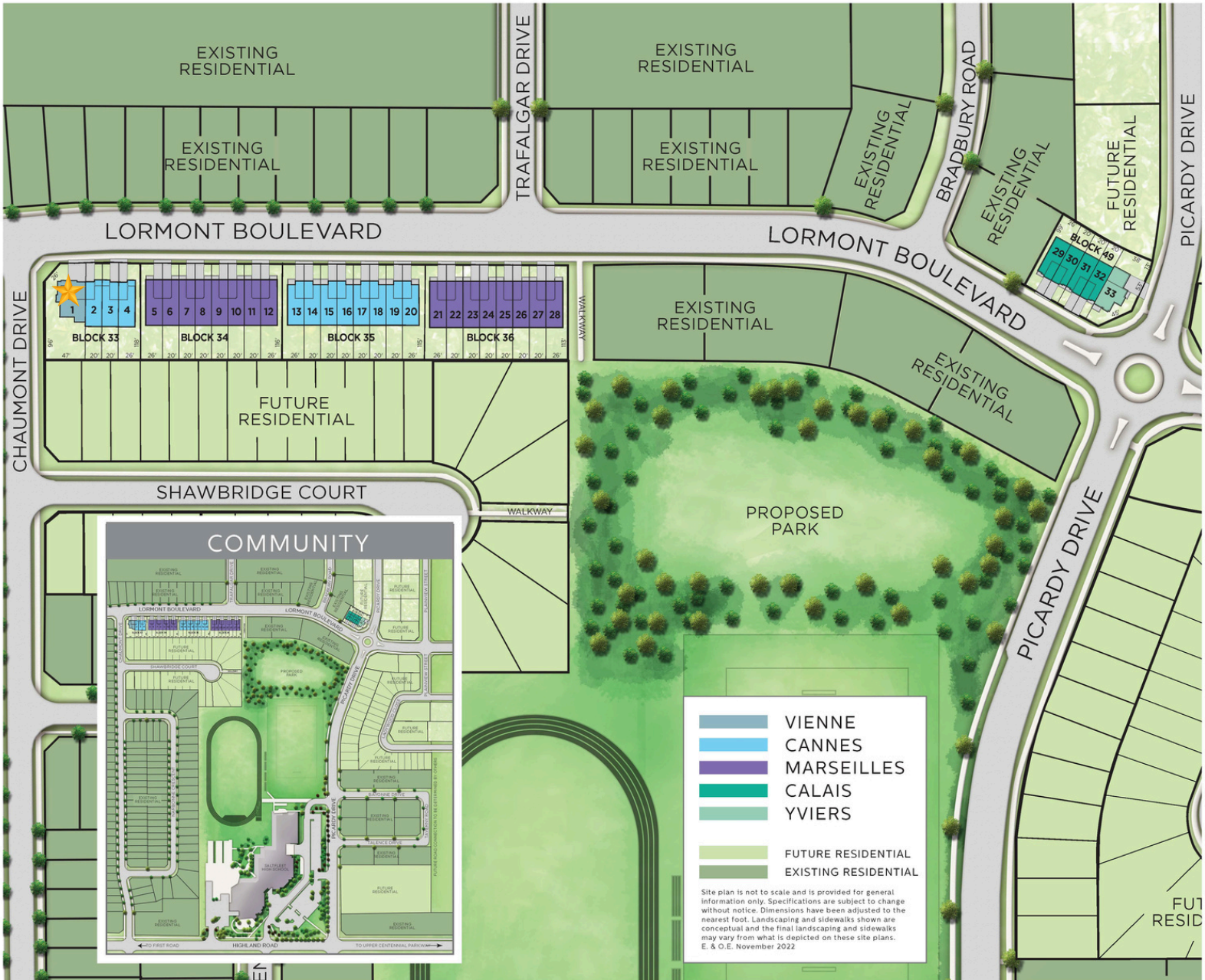
4 Bed, 3 Bath (2345 SQ.FT)



ADDRESS:

239 Lormont Boulevard, Stoney Creek (LOT 1)

SITE PLAN



CONTACT INFORMATION:

Sales Representatives On-Site:

Alyssa DeSantis, Chiara Campi, Mike Estey & Kelley Milan

Phone: 289-670-1999

Email: homes@desantishomes.com

Presentation Centre: 13 Windward Drive, Suite 502, Grimsby ON
E&O.



BONUS PACKAGE

INCLUDED FEATURES!

IMPRESSIVE INTERIORS

- Nine (9') feet high ceilings throughout main floor
- Shaker style interior passage doors with satin nickel interior levers and hinges
- Luxury Vinyl Plank flooring throughout main floor including foyer, living room, kitchen and dinette (as per plan)

GOURMET KITCHEN

- Quartz Countertops in Kitchen
- Full depth fridge upper with 1 or 2 gables (as per plan)
- 100cm, extended height uppers to kitchen adding extra height and storage

SPA INSPIRED BATH

- 12" x 24" tiles in bathrooms and laundry
- Step in showers to have glass shower door (as per plan)

SMART SUITE™ – HOME TECHNOLOGY WITH GOOGLE HOME & ALEXA INTEGRATION

- Smart front door lock with touchpad
- Augmented home security with integrated doorbell camera with two way talk and motion detection
- 3 Swidget Smart Switches to monitor air quality, home security and control home lighting
- Convenient USB power plugs in Kitchen and Primary Bedroom
- Smart Thermostat

ENHANCED FEATURES

- High efficiency air conditioning
- Premium quality, modern style metal roll-up insulated garage doors
- Rough in for future electric vehicle charging station, consisting of a rough in for a conduit connected to an electrical box in the garage, and 200 amp electrical service
- 3 Piece Rough-In, in basement



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Hours of Operation: (By appointment only)

Monday-Thursday 1:00pm-6:00pm & Saturday-Sunday 12:00pm-5:00pm

E&O.