



FOR SALE - SPRING OCCUPANCY

Executive Custom Home

3683 Eureka

Centrally located near Bank Street and Hunt Club West, this luxury executive home is situated in a mature, quiet neighbourhood within minutes walking distance of parks and shopping, yet only a short drive to the downtown core and the airport. The lot is backing onto a ravine.

This single family home has all the upgrades and luxury expected of a custom built home including combination of stone and brick veneer, 9 foot main floor ceilings, hardwood and ceramic floors throughout, granite countertops, custom kitchen cabinets, finished basement with 9' ceilings, and much more.

Price: \$720,000 (HST included)

Sales: 613-723-7772

www.NoveraHomes.com



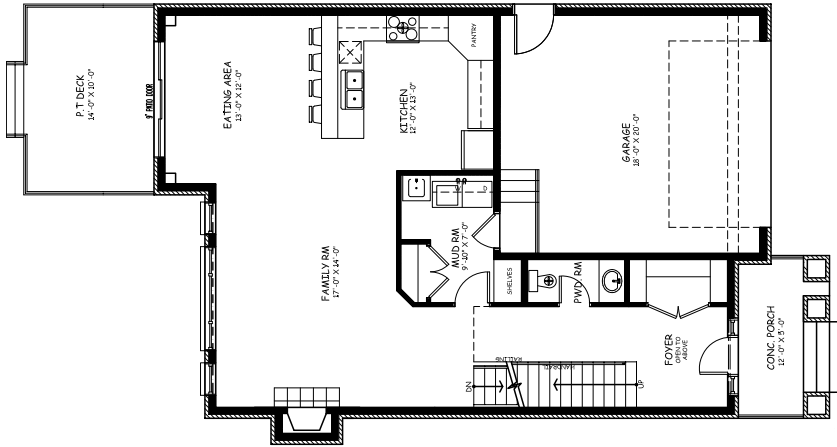
FRONT ELEVATION

E&OE

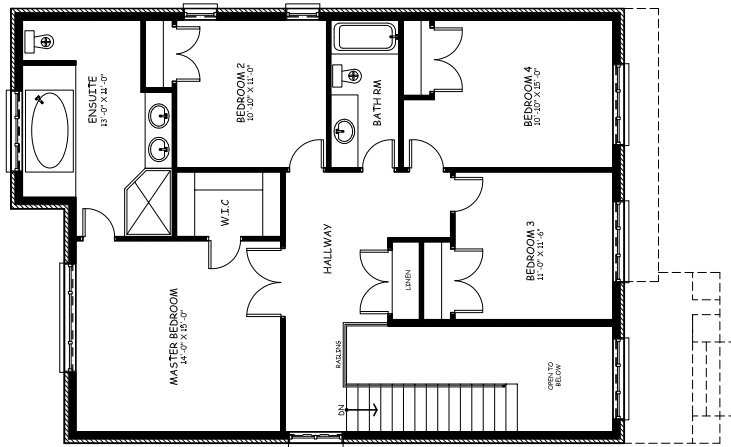
See Reverse For Floor Plan and Specs

Floor Plans

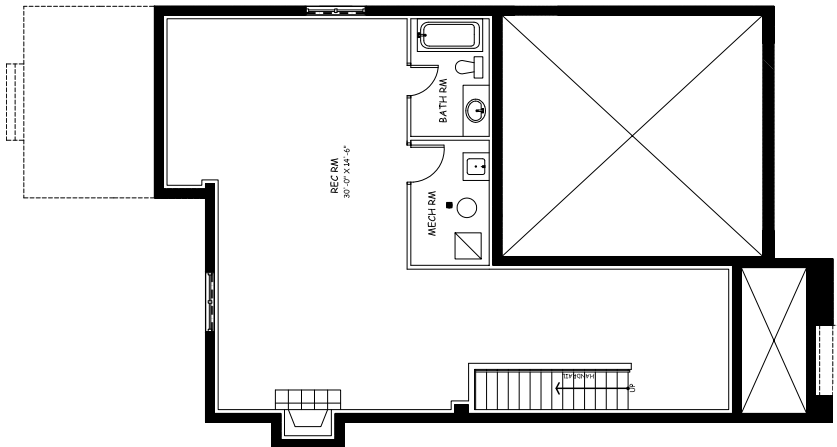
Plans, specifications and dimensions are subject to change without notice.
 Square footage shown is approximate. E & O.E



GROUND FLOOR PLAN
 E & O.E



SECOND FLOOR PLAN
 E & O.E



FOUNDATION FLOOR PLAN
 E & O.E

Features and Upgrades:

- Approximately 2350 square feet of luxury living(Excluding basement)
- Combination of stone front and brick veneer with stone accents on windows and doors
- 9 foot ceilings on main floor and basement
- Hardwood and ceramic floors throughout
- Custom kitchen cabinets with granite countertops
- Custom bathroom vanities with granite countertops
- Natural gas fireplace with modern custom stone surround
- Oversized custom trim on all windows, doors and baseboards
- Fully wired security system
- Rounded drywall corners throughout
- Rough-in for central vacuum
- Garage door opener with key pad
- High efficiency two stage gas furnace
- Oak staircase with matching railings and modern iron spindles
- PVC windows including interior jam extensions (never needs painting!)
- Full ceramic walls on all showers and tubs
- Finished basement with 9' ceiling
- Cold Storage Room
- Interlocking brick walkways
- Exterior pot lights

