



\*CONCEPT ONLY

# X PLAN

As each house plan and lot vary in shape and size, there may need to be some minor adjustment to a house plan in order to have it fit a particular lot. The number of stairs may also vary depending on lot grades. Not all house plans will fit on all lots. As we are not a custom home builder we do not take any requests related to making changes to our predesigned floor plans.

\*LOT PREMIUM MAY APPLY DEPENDING ON LOT SELECTION\*

\*ROOM SIZES ARE APPROXIMATE\*

**\$508,900**

WITH UNFINISHED BASEMENT / INCLUDING NET HST

**\$543,500**

WITH FINISHED BASEMENT / INCLUDING NET HST

This architectural floor plan illustrates a single-story residence with a total width of 28'-8" and a total depth of 33'-5". The layout includes a large double garage (20'-1" x 16'-0") at the rear, a master bedroom (13'-2" x 10'-3") with an ensuite (4'-10" x 3'-11") and walk-in closet (5'-6" x 5'-1"), a living room (13'-8" x 12'-3") with an optional gas fireplace and 9' ceiling, a dining area (9'-0" x 9'-0"), a kitchen to be designed (13'-0" x 8'-3"), and a powder room (7'-0" x 3'-0"). The plan also shows a central staircase, various closets, and a 24" fixed wall on the left side.

**Room Details and Dimensions:**

- Master Bedroom:** 13'-2" x 10'-3". Includes a 5' Shwr., 32" w, 28" w, and 30" w.
- Ensuite:** 4'-10" x 3'-11". Includes a 3'-11" Vab.
- W.I.C.:** 5'-6" x 5'-1".
- Living Room:** 13'-8" x 12'-3". Includes an Optional Gas Fireplace and Optional 9' Ceiling.
- Dining Area:** 9'-0" x 9'-0".
- Kitchen to be Designed:** 13'-0" x 8'-3". Includes a 7'-8" and 36" w.
- Powdr.:** 7'-0" x 3'-0". Includes a 36" Vab.
- Double Garage:** 20'-1" x 16'-0".

**Other Features:**

- 24" FIXED wall on the left side.
- 36" W, 48" W, 72" W, and 24" W dimensions for various openings.
- 3'-6" and 3'-5" dimensions for specific areas.

OPTIONAL FINISHED BASEMENT - 603 square feet

