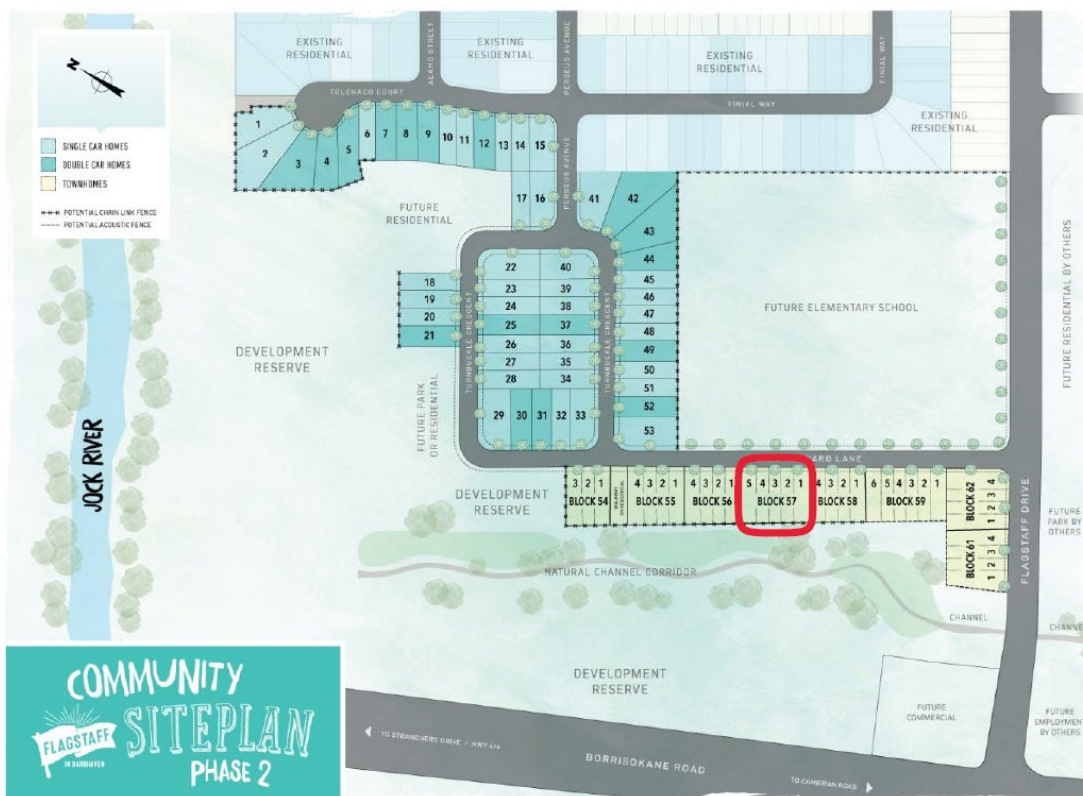


TOWNHOME READY BUILT

The Magnolia Interior C

Block 57.004

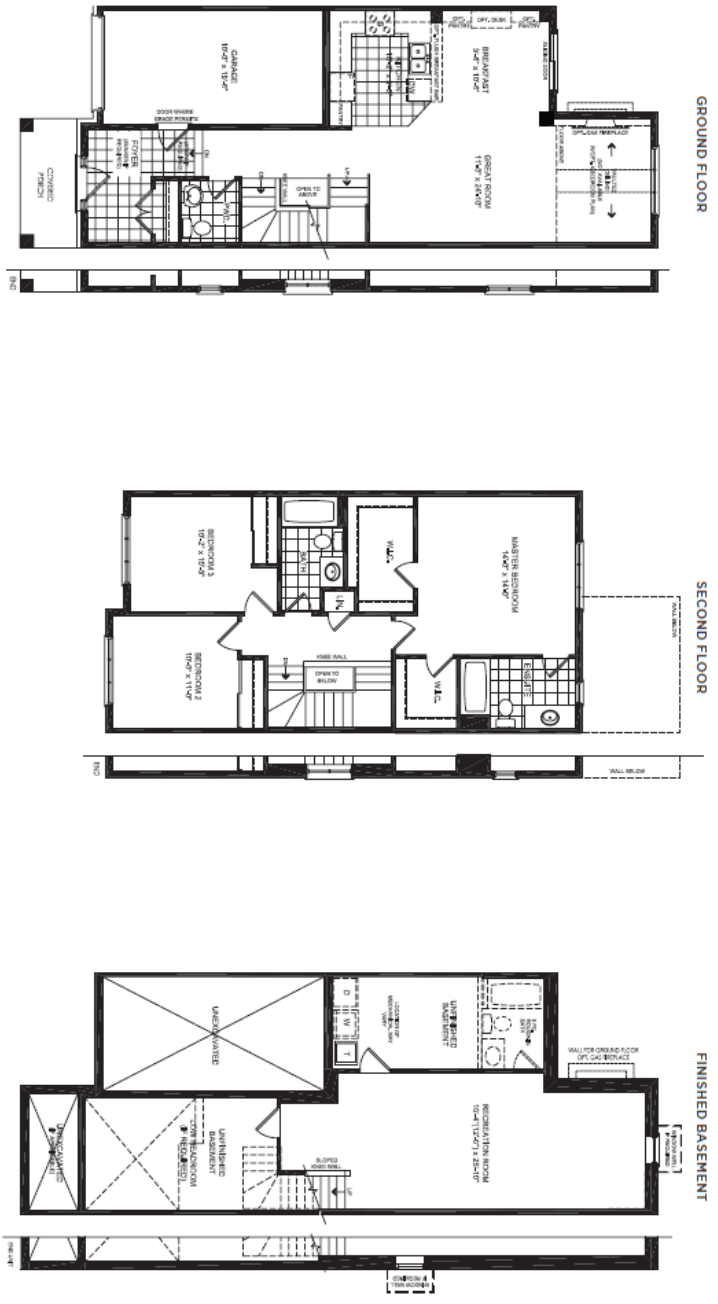


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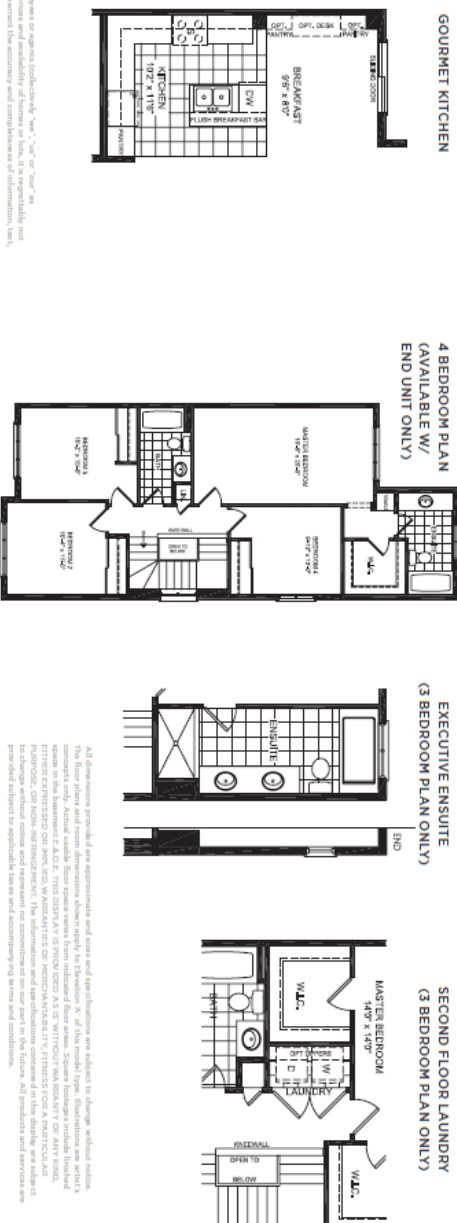
THE MAGNOLIA
TOWNHOME COLLECTION
TOWNHOME (INTERIOR OR END UNIT) | 2,052 TO 2,070 SQ. FT.
3/4 2.5

FLAGSTAFF
IN BARBARAVEN

FLOORPLANS



**DESIGNER
OPTIONS**



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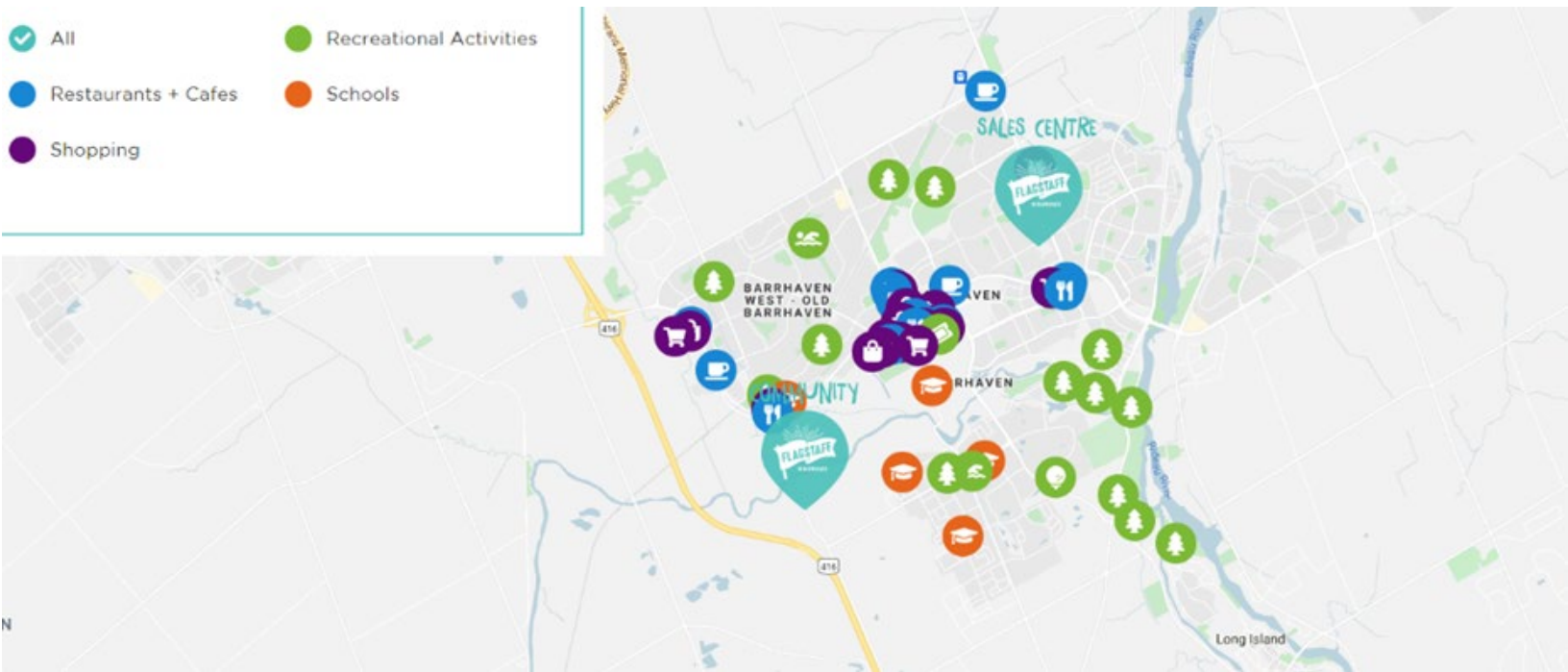
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FEEL RIGHT AT HOME

If life is the journey, then home is the destination. Come find your perfect new home right here at Flagstaff in Barrhaven. A place where you can hang your hat and rest your head. Where life's memories scatter themselves across your home. From the bustling family room to the tranquil master retreat, you'll find spaces and places that will make every moment feel like home. Retreat to this sensational collection of homes nestled right where you want to be – in the highly sought-after community of Barrhaven. You'll discover a life rich in everyday adventures.

- ✔ All
- Restaurants + Cafes
- Shopping
- Recreational Activities
- Schools



INTERIOR FINISHES

GOURMET KITCHEN LAYOUT - Extended cabinetry and island, 39" upper cabinetry, tile backsplash.

RAILING- Standard Rail 5150 Oak (contemporary rail, 3" modern plain newel (break edge), 1 1/4" square modern spindles)

PAINT- Benjamin Moore Decorators White OC-149

CARPET- Beaulieu spartacus overcast

HARDWOOD FLOOR - Mirage Builder Red Oak 3 1/4". Stain Selection: Platinum Cashmere

KITCHEN FINISHES & DESCRIPTION

Stainless Steel 30" Microwave/Hood Combo. Whirlpool Model YWMH31017HS

Upgraded add slim led 4 potlights

CABINETRY - Kitchen Cabinetry Level 1 - Shaker Door - White with Navy Island. Add 3 Door Bank of Drawers in lieu of Base Cabinet

DOOR / DRAWERS HARDWARE: Matte Black - S27

COUNTERTOP- Quartz - Zenith - Z4887 Nordic White

BACKSPLASH - Cerasec Essential Series 3x6- silver grey grout, brick install - Tile Selection: Essential - Bianco - Glossy

KITCHEN FLOOR - Mirage Builder Red Oak 3 1/4". Stain Selection: Platinum Cashmere

Fridge waterline

MASTER ENSUITE

SPA SHOWER - 3 ceramic walls and glass shower door and panel.
Door Size: 24" x 72" Glass Door w/ 36" x 96" Glass Panel

COUNTERTOP - UPD Quartz Zenith - Colour Selection: Z1542 White Pearl

CABINET - Door Style & Finish: Sunset Grey

FLOORING - Cerasec Capri 13x13, bone grout, Tile Selection: White

WALL TILE - Euro Prissmacer. Horizontal stacked, snow-white grout.
8x12 White Glossy

HARDWARE - Matte Black - S39

MAIN BATH

CABINET - Door Style & Finish: Sunset Grey

COUNTERTOP - Laminate- Colour Selection: 6698-46 Formica Paloma Polar

FLOOR - Construct 12x12 White

WALL TILE - Olympia Construct 8x12. Tile Selection: Construct 8x12 Glossy White

HARDWARE - Matte Black - S6

FOYER/ POWDER ROOM

FLOORING - Authentik Westside 11.8"x23.6, Silver grey grout,
Tile Selection: Silver (Cerasec Authentik Westside)