

# TOWNHOME READY BUILT

## The Elm End C

### Block 57.001



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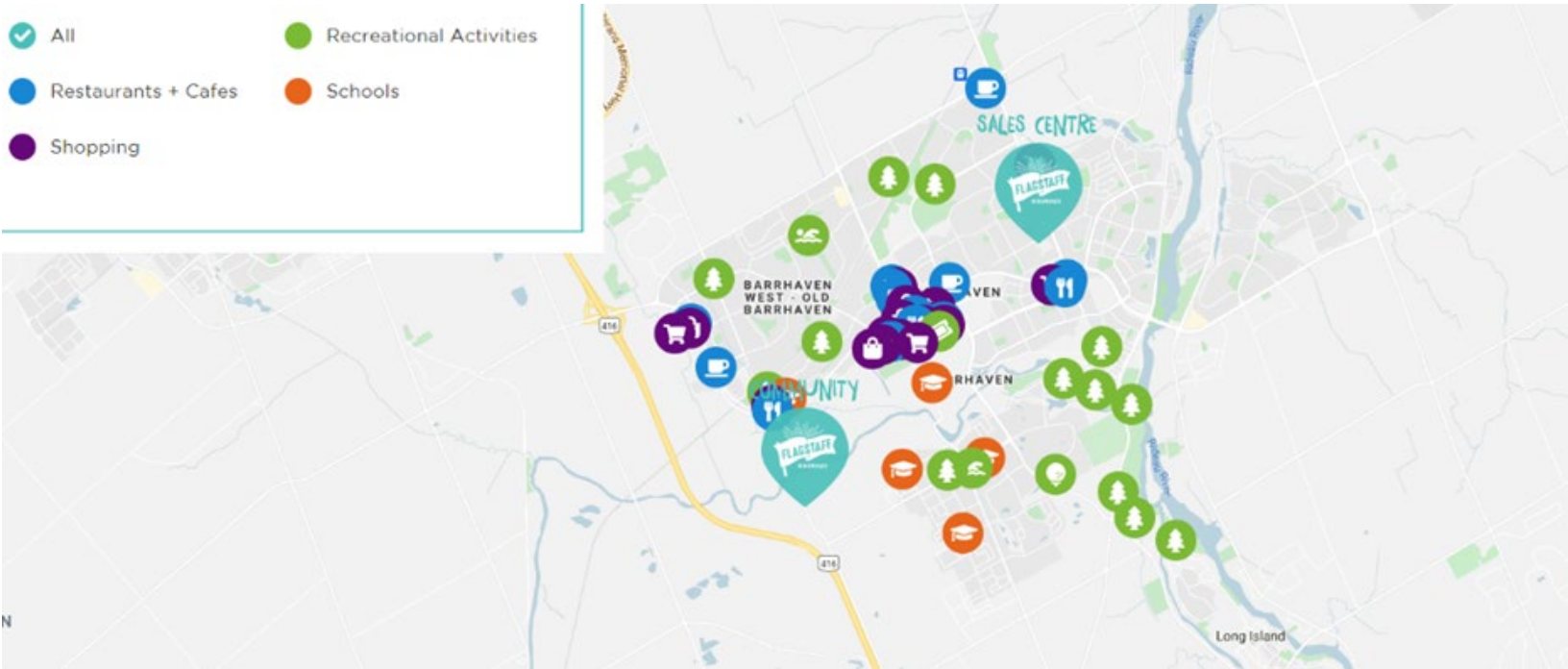






# FEEL RIGHT AT HOME

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.



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## INTERIOR FINISHES

**GOURMET KITCHEN LAYOUT** - Extended cabinetry and/or island, 39" upper cabinetry, quartz countertops as per plan, tile backsplash, OTR hood fan.

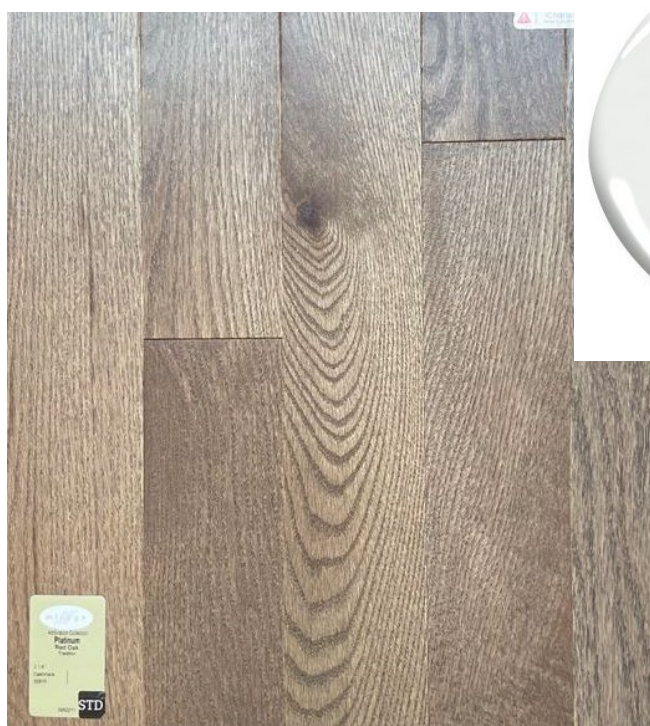
**SECOND FLOOR - 4 BEDROOM LAYOUT** - Upgrade all bedroom closet sliders to Bypass Doors.

**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 throughout the house

**CARPET**- Beaulieu Spartacus Overcast

**HARDWOOD FLOOR**- Mirage Builder Red Oak 3 1/4" Platinum Cashmere





## KITCHEN FINISHES & DESCRIPTION

Upgraded Microwave/Hood fan combo Stainless Steel 30" Whirlpool Model YWMH31017HS

Upgraded slim led 4 pot-lights

**CABINETRY** – Shaker Door – white

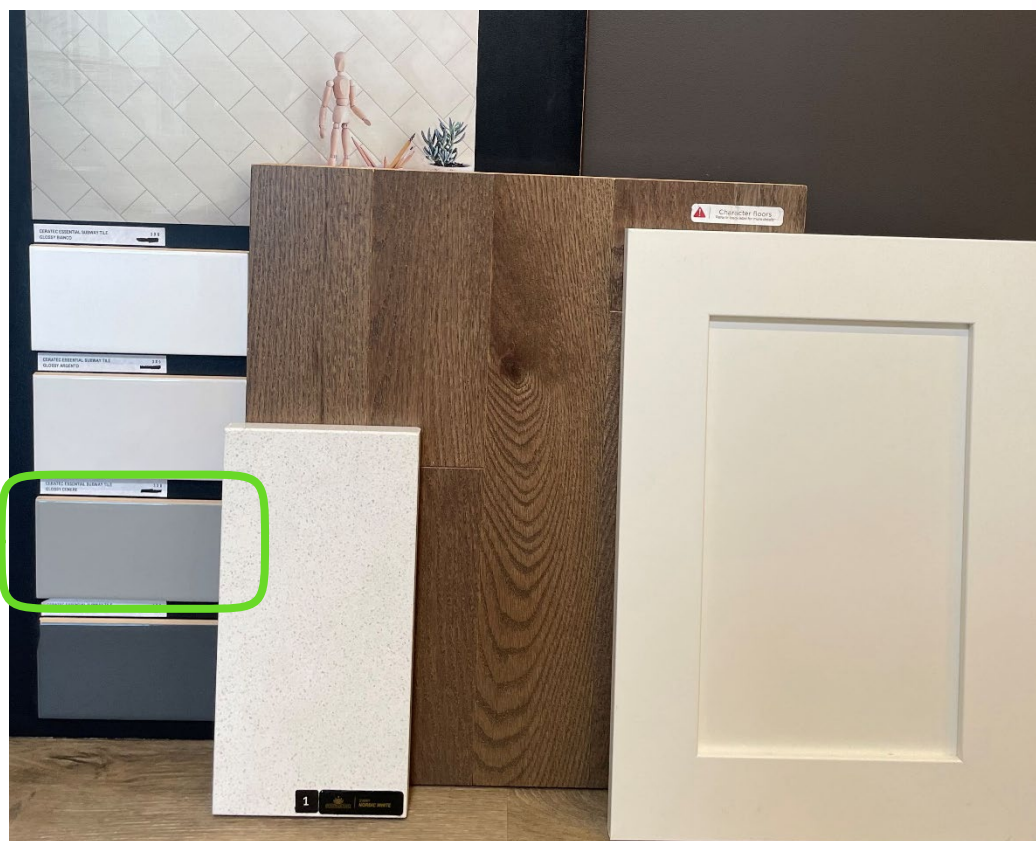
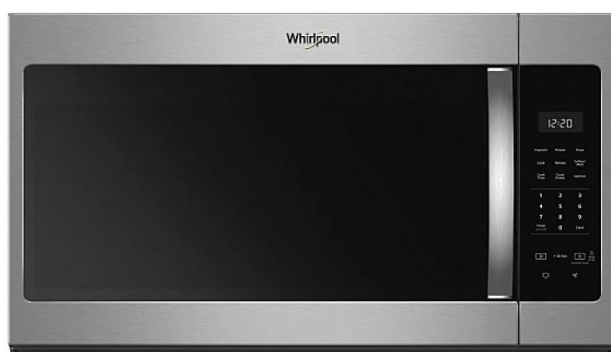
**DOOR / DRAWERS HARDWARE:** Stainless Steel – S26

**COUNTERTOP**– upgrade to Zenith 01 Quartz Z4887 Nordic White

**BACKSPLASH** – Ceratec Essential Series 3x6 snow white grout, brick pattern. **Tile:** Essential – Cenere – Glossy

**KITCHEN FLOOR**– upgraded Mirage red oak 3 ¼" platinum Cashmere.

Fridge waterline



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## MASTER ENSUITE

COUNTERTOP - Upgrade laminate to Quartz Z1566 Nougat Classic

CABINET - Sunset Grey

FLOORING - Pasha Cing 13x13 white

WALL TILES - Euro Prissmacer 8 x 12 white glossy wall tile horizontal stacked, snow white grout

HARDWARE - Stainless Steel - S26



MAIN BATH

CABINET -Sunset Grey

COUNTERTOP – Laminate Formica Paloma Polar 6698-46

FLOOR – Pasha Cing 13x13 white

HARDWARE – Stainless Steel – S26

WALL TILE – Euro Prissmacer, 8 x 12 white glossy wall tile, horizontal stacked, snow white grout





FOYER/ POWDER ROOM

FLOORING- UPD to Ceratec – La Spezia Grigio 12x24, grey grout

