



Specialty Features Only with Briarwood

- ✓ 1. High Pitch Roofs (for a more appealing streetscape).
- ✓ 2. Coloured Casement Windows.
- ✓ 3. Upgraded Shingles - 30 Year Designer Architectural.
- ✓ 4. Timeless, High Quality Fireclay Brick.
- ✓ 5. 8' x 8' Garage Doors.
- ✓ 6. 200 amp Electrical Service
- ✓ 7. Complete Air Conditioning System.
- ✓ 8. HRV System (Heat Recovery Ventilation) (for better internal air quality).
- ✓ 9. High Efficiency Gas Furnace (with digital thermostat).
- ✓ 10. Eco-Friendly EV Charger Rough-In (for future electric vehicle charger in garage).
- ✓ 11. Great Room 3 1/4" Natural Engineered Hardwood Flooring
- ✓ 12. Engineered Subfloor Joists
- ✓ 13. Modern Frameless Glass Shower in Master Ensuite (as per plan).
- ✓ 14. Stylish Free Standing Tub in Master Ensuite (as per plan).
- ✓ 15. No Additional Development Charges on Closing!

Builder Special Pricing

Separate Entrance to Basement with Full Height 8'-6" Basement Ceiling and 30"x 24" Basement Windows.
Only **\$52,500** (hst included) Valued at **\$75,000**

Over \$150,000. In Value!



BRIARWOOD
DEVELOPMENT GROUP
briarwoodhomes.ca

