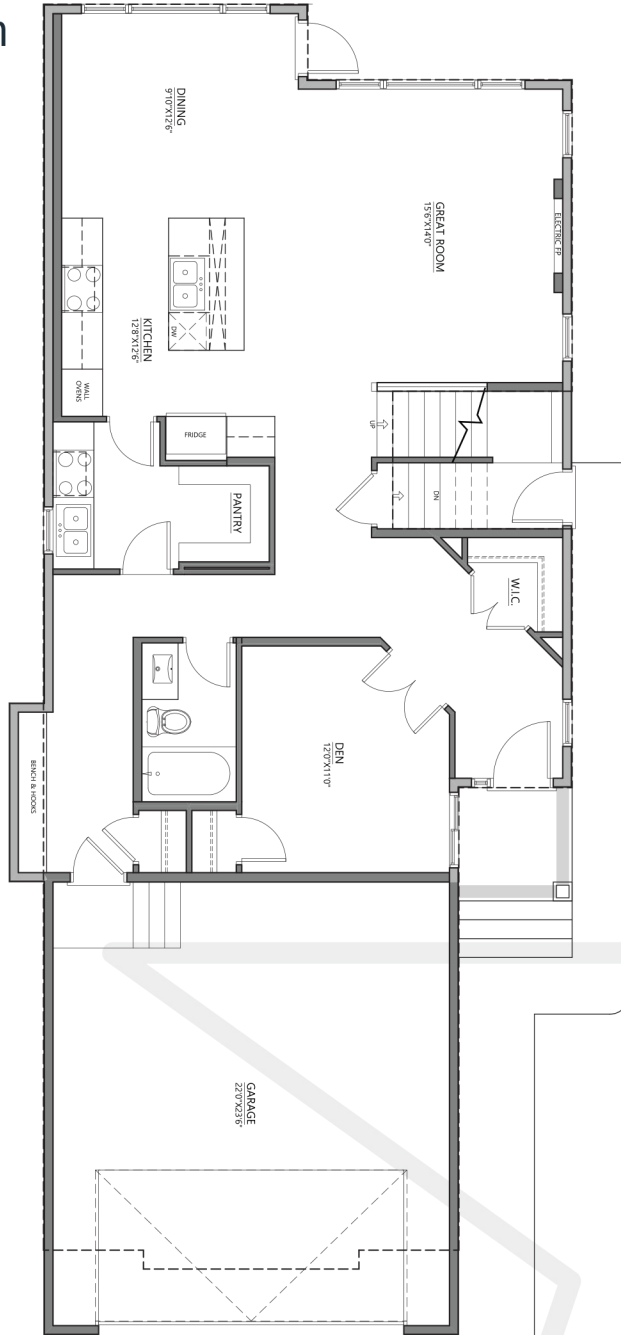




8431
ELLIS CRESCENT NW
 2889 sq. ft.

Main Floor Plan
 1233 sq. ft.



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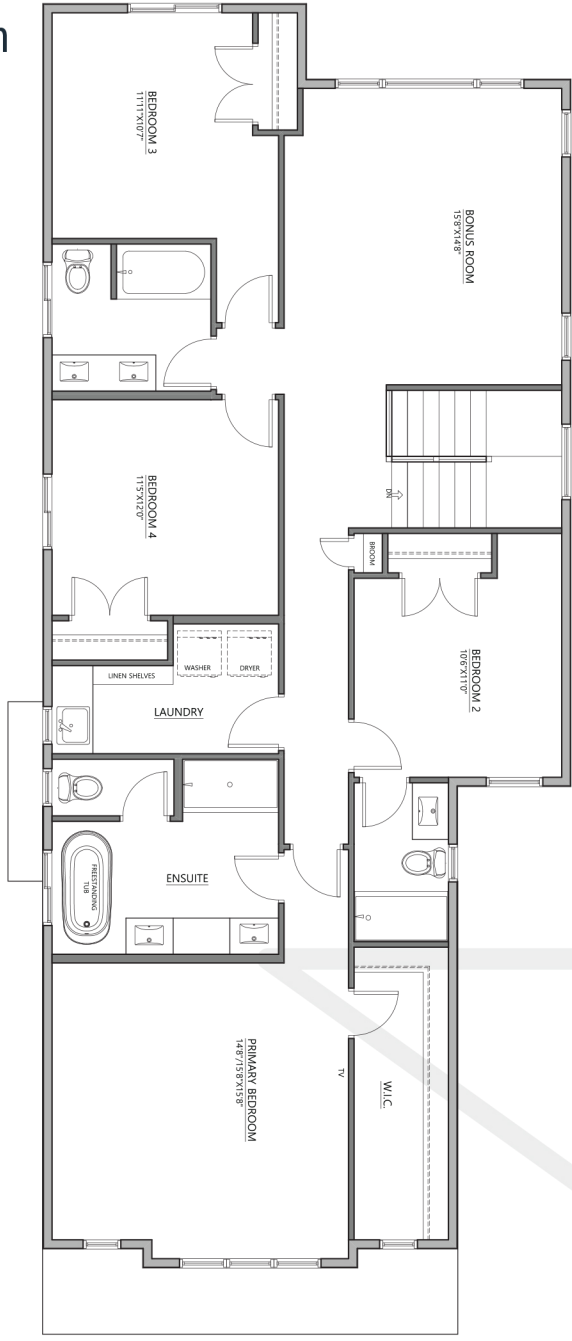


*Floor plan dimensions and specifications are approximate and subject to change without notice.



8431
ELLIS CRESCENT NW
 2889 sq. ft.

Upper Floor Plan
 1656 sq. ft.



FEATURES & UPGRADES:

- Front attached double garage
- Main floor office with French doors
- Full washroom on main floor
- Spacious great room with electric fireplace
- Main floor and basement includes 9' ceilings
- 5 inch engineered hardwood for for main floor
- Custom mudroom with bench and lockers
- Quartz countertops throughout the home
- Gas cooktop roughins
- Subway tile for kitchen backsplash
- Painted MDF cabinets with melamine boxes
- Painted MDF shelving for closets
- Butler pantry features sink and optional stove and hood fan
- 4 bedrooms with large bonus room
- Recessed ceilings in bonus room and primary bedroom
- 50oz Carpet with 8lb underlay for second floor and stairs
- LED lighting throughout the home
- Triple pane Windows
- Laundry room with sink and storage
- Premium siding colors with manufactured stone for the exterior
- Side entrance to basement with potential legal rental suite
- Painted maple railings with spindles



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