

LOT - 12

40' MULBERRY CUSTOM

Move In Ready in 30 Days

SEASONS

SIMPLY GRAND

 — 4  — 3.5  — 3,229 SQ.FT.

OVER \$540,000 IN DESIGNER UPGRADES

DESIGNER UPGRADES

- Premium Custom Exterior and Modified Layout
- Full height Lower Level with increased width windows, added Egress window and Three-piece Rough-in
- Garage Man Door to House and Garage to sideyard door
- 8' Main entry door and all interior doors
- 9' (W) x 8' (h) rear patio door with transom
- Transom over windows
- Oak stairs with metal railing
- Coffered ceiling in Kitchen,Breakfast and Upperhall
- Coffered ceiling with tray ceiling and strip light at above to above in Foyer
- Built-in closet with bench in Mudroom
- Pot lights throughout Main and Second Floor
- Hardwood flooring in Dining Room, Great Room and Upperhall
- 24" x 24" floor tile in Foyer, Hallway/ Powder, Mudroom, Kitchen, Breakfast, Luxury Ensuite, and 4th Bedroom Ensuite
- Trimmed opening in Kitchen & Luxury Ensuite
- 12" x 24" tile in Main Bath, Laundry

Great Room upgrades include:

- Linear gas fireplace with bumpout
- Built-in display units on either side of fireplace

Bathroom upgrades include:

- Free standing tub, Decorative shelves, Curbless and Frameless shower with Quartz bench in Luxury Ensuite
- Extra storage and Double sink vanity in Luxury Ensuite & 4th Bedroom Ensuite
- Tiled Frameless shower in 4th Bedroom Ensuite
- Quartz countertops throughout Bathrooms with undermount sinks

Kitchen upgrades include:

- Countertop to ceiling backsplash
- Extended Quartz island with breakfast bar, flush edge countertop and 2 sided waterfall edges
- 36" Cook top
- Stacked microwave and oven
- Chimney hood fan
- Wide freezer/fridge
- Bar fridge
- Glass door cabinet to counter on either side of window

Laundry room upgrades include:

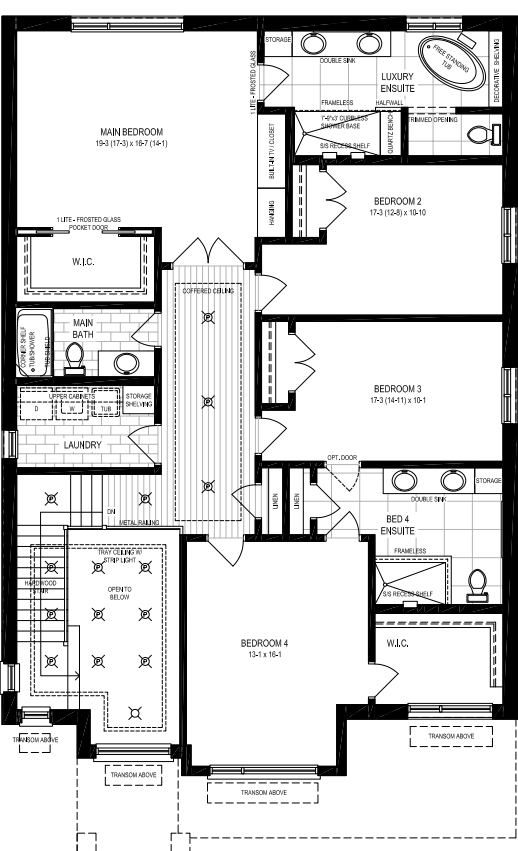
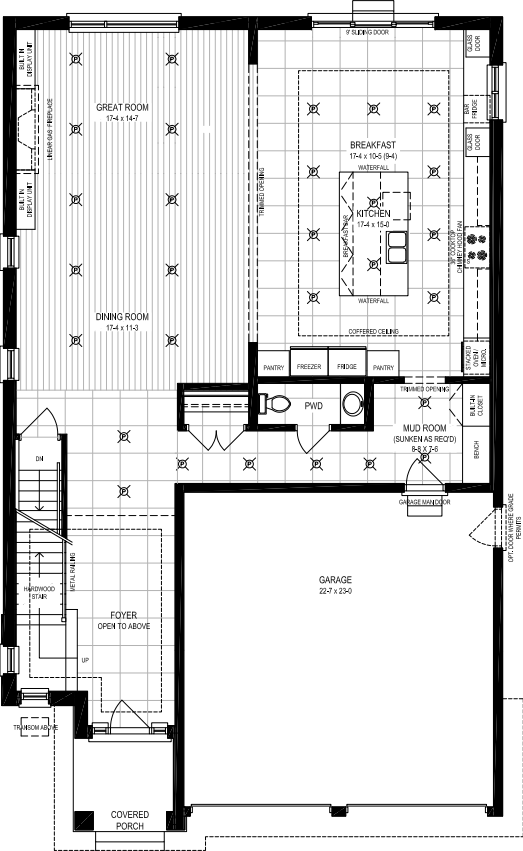
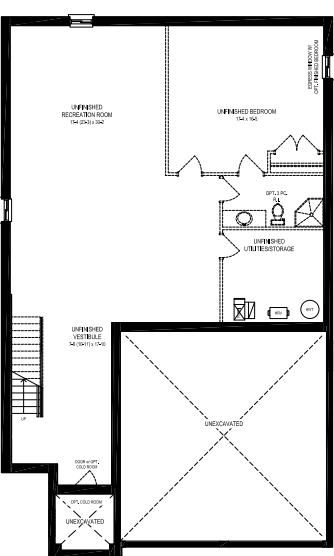
- Upper cabinets
- Storage cabinet



LOWER LEVEL

MAIN FLOOR
INCLUDES 10' CEILINGS

SECOND FLOOR
INCLUDES 9' CEILINGS



Artist's concept only. Construction of dwelling may not be exactly as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the vendor during the construction of the dwelling, and site conditions. Some windows shown on side elevations may not be available due to the applicable side yard setback. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the vendor, the municipality, the developer or the vendor's control architect, in their sole and unfettered discretion at any time without notice. Traditional Floorplans are shown. Dimensions, Specifications, layouts, window sizes are approximate only, these items may vary, and are subject to change as provided in the Agreement of Purchase and Sale. All measurements are representational, square footage varies according to architectural style. Plans may be reversed. For additional Legal information, please refer to Losani Homes Pronto website page. E. & O. E. MAY 13, 2025 4:59 PM

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