

CIDA C



QUICK POSSESSION

53, 200 Belmont Street

1199 SQ FT || 2.5 Bath 2 Bed || Double Tandem Garage

\$399,999

CONTACT US



KARAN KUMAR
AREA SALES MANAGER

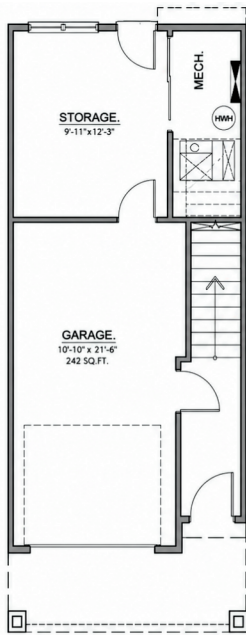
☎ 587.664.5394

✉ k.kumar@luxuriahomes.ca

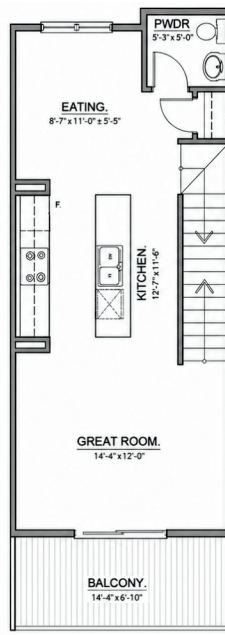
SAAD RANA
AREA SALES MANAGER

☎ 587.664.5394

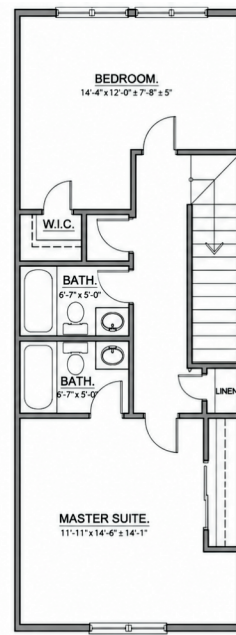
✉ s.rana@luxuriahomes.ca



LOWER FLOOR
48 SQ.FT. DEVELOPED ENTRANCE
242 SQ.FT. GARAGE



MAIN FLOOR
521 SQ.FT.



UPPER FLOOR
630 SQ.FT.

ELEVATED INTERIORS

- Premier party wall detailing to ensure maximum privacy and efficiency
- Tiles in all bathrooms and entry ways
- LVP throughout main floor
- Carpet on stairs and bedrooms
- 3-inch baseboards and
- 2.5-inch window casing and door moulding
- MDF Banister in white lacquer with metal spindles (plan dependant)
- Choice of 7 ft passage door style from builder standard options (1 style option throughout home)

INSPIRED BATHROOMS

- Delta/Moen plumbing textures
- 40" high bathroom mirrors
- Under mounted sinks with vanity in all bathrooms
- Quartz or Granite for all counters on all bathrooms
- Low flow toilets and shower heads

DESIGNER KITCHEN

- Ceiling height melamine cabinets with straight riser to ceiling
- Stainless Steel Samsung appliance package
- 30 inch electric oven stove
- Microwave with over the range hood fan
- Dishwasher and
- French Door Fridge
- 2 pots and pan drawers, metal tandem drawer slides
- Soft close cabinetry

SOFT, FEMININE, TIMELESS



COMFORT AND ENERGY EFFICIENCY

- Home fully vapor wrapped for energy efficiency
- Low-E argon filled windows
- Programmable thermostat
- Flow through humidifier
- 50 gallon electric hot water tank
- Air circulation recovery system
- High efficiency heating



LUXURIA HOMES
inspired homes for inspired living



WWW.LUXURIAHOMES.CA