

Model Name:

VIRTUE II

Style of the home:

MODERN FARMHOUSE

**4 bedrooms 4 full bathrooms
on the main and upper floors.**

Open to above from the front foyer.

**Developed walkout 2 bedrooms
and 1-bathroom.**

**Customized kitchen cabinets
and spice kitchen.**

**9-foot ceiling on the main floor
and basement.**



THE EXTERIOR PHOTO IS FOR ADVERTISEMENT PURPOSES ONLY

3 WATERFORD MANOR, CHESTERMERE

2870 SQ.FT

BASEMENT: 947 SQ.FT

Developed basement with 2 bedrooms, large gym.
Bathroom and wetbar.
Approximately 9' ceiling.
LVP flooring in rec area and gym.

MAIN FLOOR: 1328 SQ.FT

Open to above front foyer.
Main floor full bathroom.
Main floor 9' ceiling and 8' doors.
Spice Kitchen with pantry.
Mudroom area with a bench.
MDF shelving throughout the main floor closets.
Main kitchen – Built in wall oven & Microwave, 30" gas cooktop.
36" fridge freezer, dishwasher.
Custom kitchen cabinets and quartz countertops.
Kitchen Island with flushed eating bar.
Main floor separate dining area with MDF clad columns.
Family area with built in gas fireplace.
Sliding patio door.
Over 120 sq.ft. of deck.
Triple car garage with a side door entrance.
Gas rough in for BBQ on the deck.
Barn doors to den.
Engineered hardwood flooring.

UPPER FLOOR: 1549 SQ.FT.

A total of 4 bedrooms, 3 bathrooms, laundry room.
Bonus room on the upper floor.
Bonus room with tray ceiling.
Jack & Jill bathroom.
The primary bedroom with a tray ceiling.
The primary bedroom with a walk-in closet
Ensuite bathroom comes with a double vanity, jetted tub with tiled deck.
Shower with tile base and tiled surround, and 10 mil glass doors.
Carpet in bedrooms and upper floor common/bonus area.
MDF shelving in all closets on the upper floor.
Feature wall in primary bedroom.

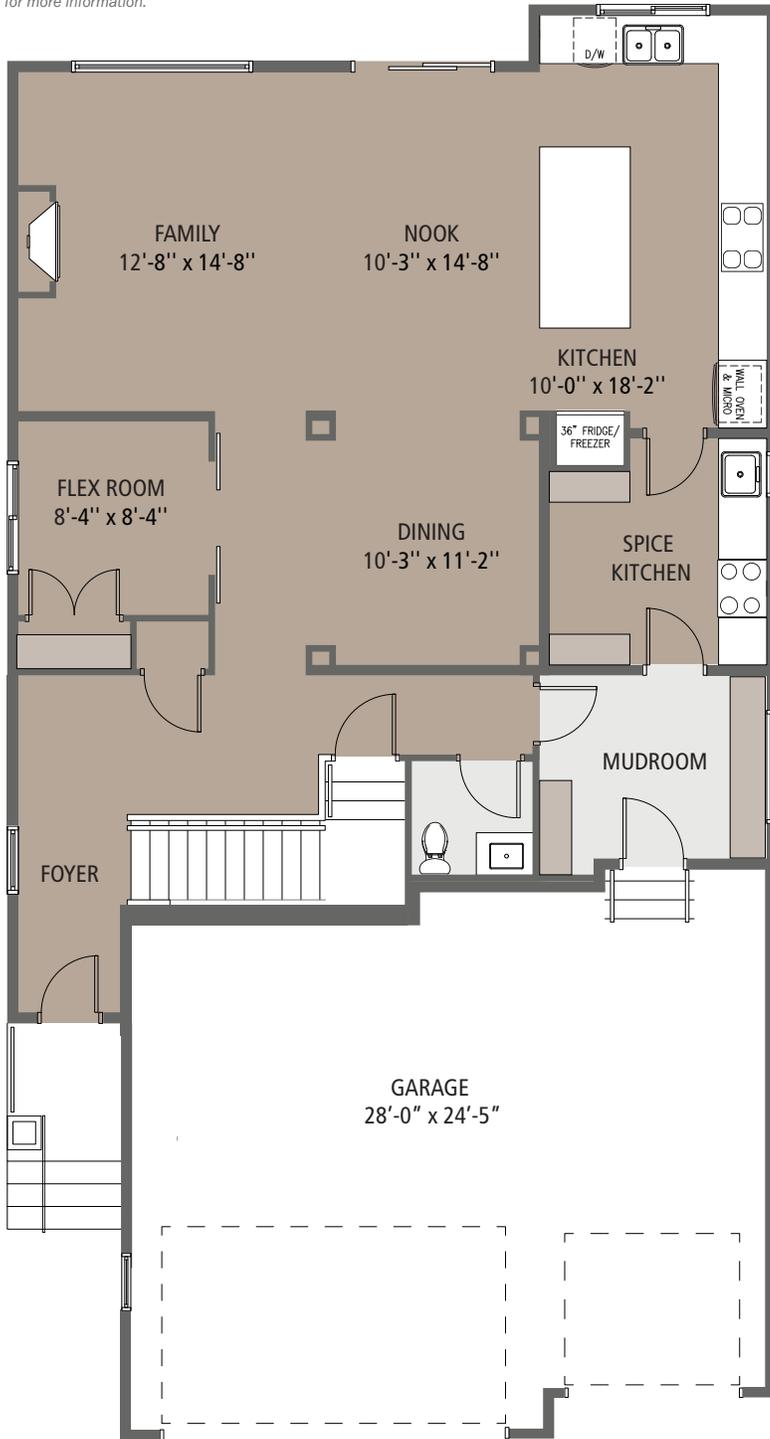
EXTERIOR:

Hardie Board.
Modern Farmhouse smartboard panelling and batten.
Black clad windows.
Cultured stone.
Landscaping with flowers, tree shrub and sod.

Spec Home

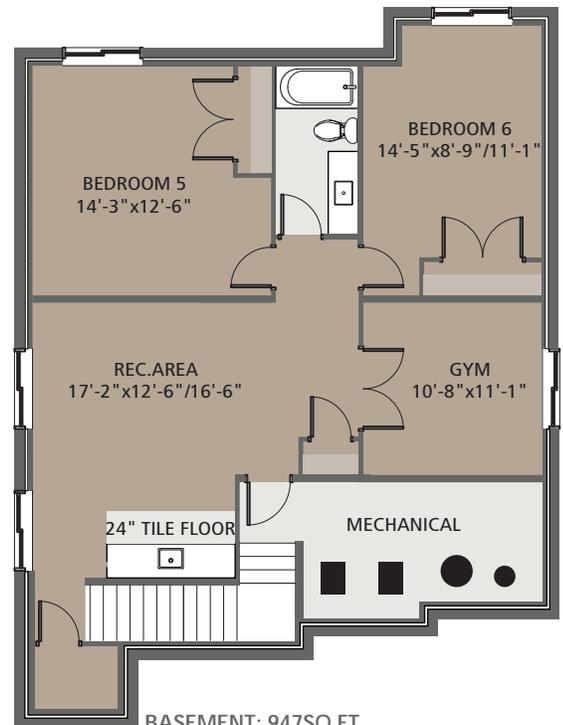
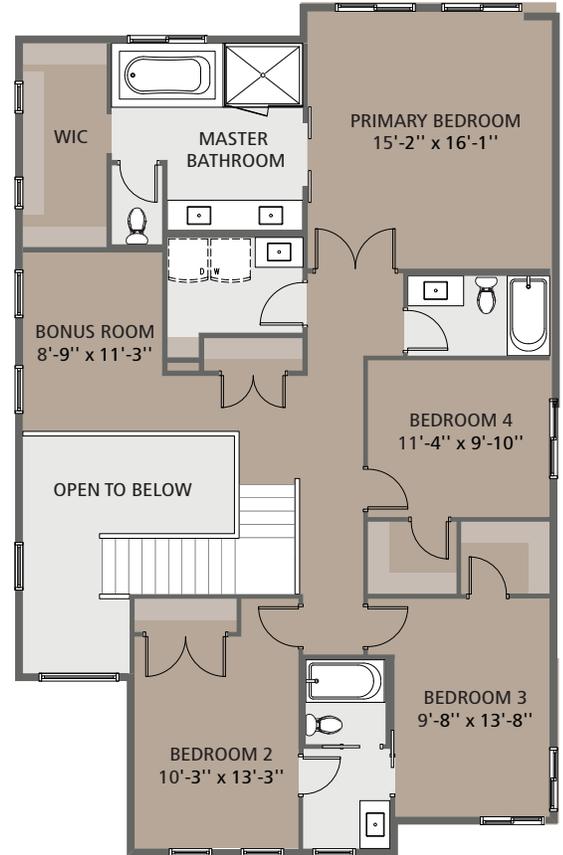
Spec Home

Floorplans are illustrative for marketing purposes. Final plans may differ. Contact a Green Cedar Representative for more information.



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UPPER FLOOR: 1549 SQ.FT.



BASEMENT: 947SQ.FT