

CRISTINA

MOVE-IN READY

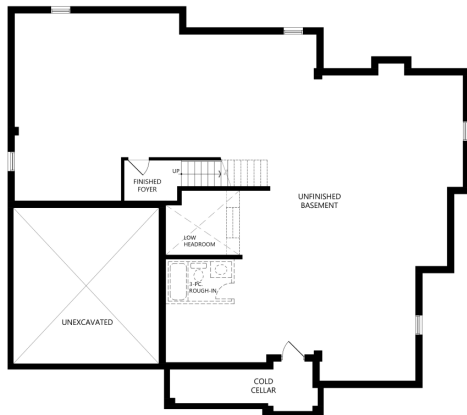
70' IRREG DETACHED

PHASE 7B1 LOT 31

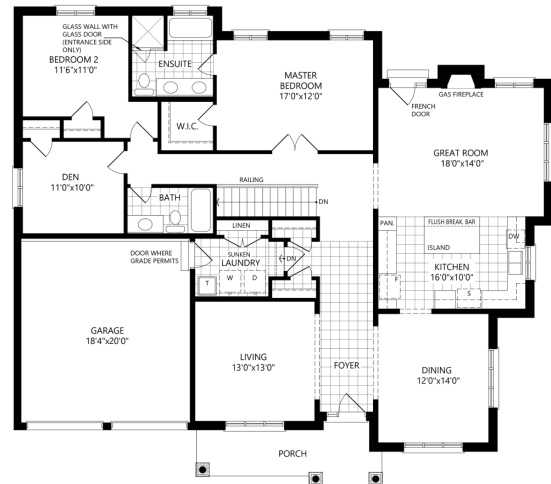
1 GUMTREE STREET

2 Bedrooms | 1 Den
2 Garages | 3 Bathrooms

\$1,699,900 2,021 SQ.FT.



Basement



Ground Floor

ARTISTS IMPRESSION

ORAL REPRESENTATIONS DO NOT FORM A PART OF NOR CAN THEY AMEND THIS AGREEMENT. FLOORPLANS AND ELEVATIONS APPEARING IN THE SALES OFFICE OR IN OTHER MARKETING MATERIALS, PROMOTIONAL BROCHURES, HANDOUTS OR ON THE INTERNET ARE PRE-CONSTRUCTION ARTIST'S CONCEPTS AND DO **NOT** REPRESENT ALL VARIATIONS TO SUCH ELEVATIONS, FLOORPLANS, ROOM DIMENSIONS OR PARTIAL FEATURES THAT MAY APPLY TO THE SPECIFIC HOME PURCHASED. MODEL DESIGNS MAY VARY FROM ELEVATION TO ELEVATION AND FROM LOT TO LOT BASED ON SITE REQUIREMENTS OR ARCHITECTURAL CONTROLS. **THE LAYOUT PRESENTED ON THIS PAGE IS THE BEST LOT SPECIFIC REPRESENTATION AVAILABLE AT THE TIME OF PURCHASE AND SALE AND SHOULD BE CONSIDERED ACCORDINGLY.** DETAILS MAY BE REVISED WITHOUT NOTICE AS NECESSITATED BY ARCHITECTURAL CONTROLS AND/OR THE CONSTRUCTION PROCESS. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE. FLOOR AREA IS CALCULATED IN ACCORDANCE WITH TARION REGULATIONS. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. HOUSES MAY BE SITED WITH REVERSE LAYOUT. NUMBER OF RISERS TO EXTERIOR WILL VARY DUE TO GRADE. DOORS FROM HOUSE TO GARAGE WILL BE PER APPLICABLE PLAN AND ONLY IF GRADE PERMITS PER MUNICIPALLY APPROVED PLOT PLANS. REAR YARD DECKS, IF REQUIRED PER MUNICIPALLY APPROVED PLOT PLANS, **ARE NOT INCLUDED IN THIS AGREEMENT** - INSTEAD, JULIET GUARDS WILL BE INSTALLED AT SUCH LOCATIONS. ALL FURNACES, HOT WATER HEATERS AND UTILITY SINKS TO BE LOCATED AT SOLE DETERMINATION OF VENDOR. CEILING FIXTURES MAY INCLUDE BOXING/SLOPED CEILINGS/REDUCED CEILING HEIGHTS AT VARIOUS LOCATIONS PER APPLICABLE PLAN. STEEL POSTS AND BEAMS SHALL BE LOCATED AS REQUIRED BY STRUCTURAL ENGINEER.