

The OPINICON bungalow



1630 sq ft



3 bedrooms



2 bathrooms



50+ ft Lot Size



Net Zero Ready



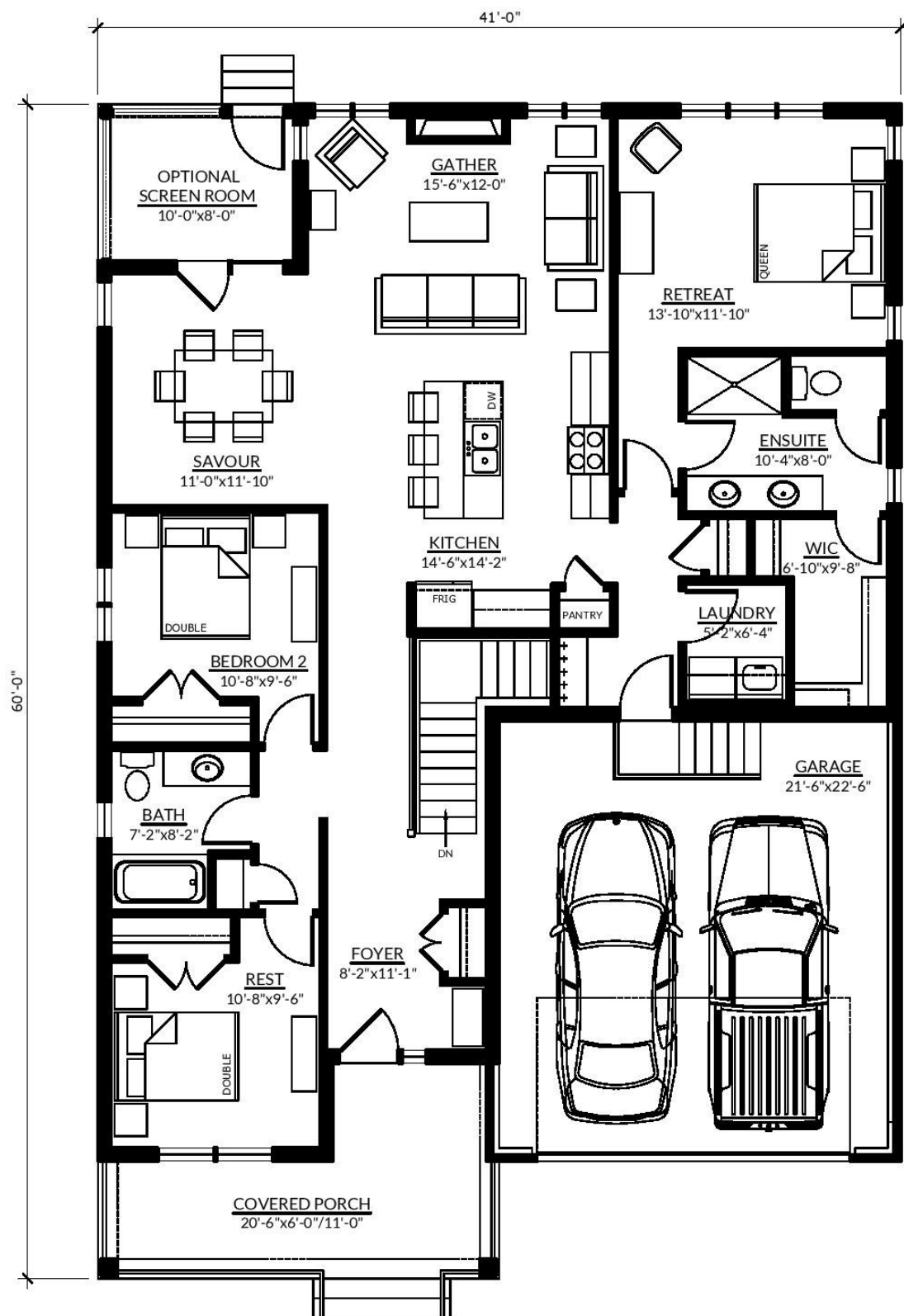
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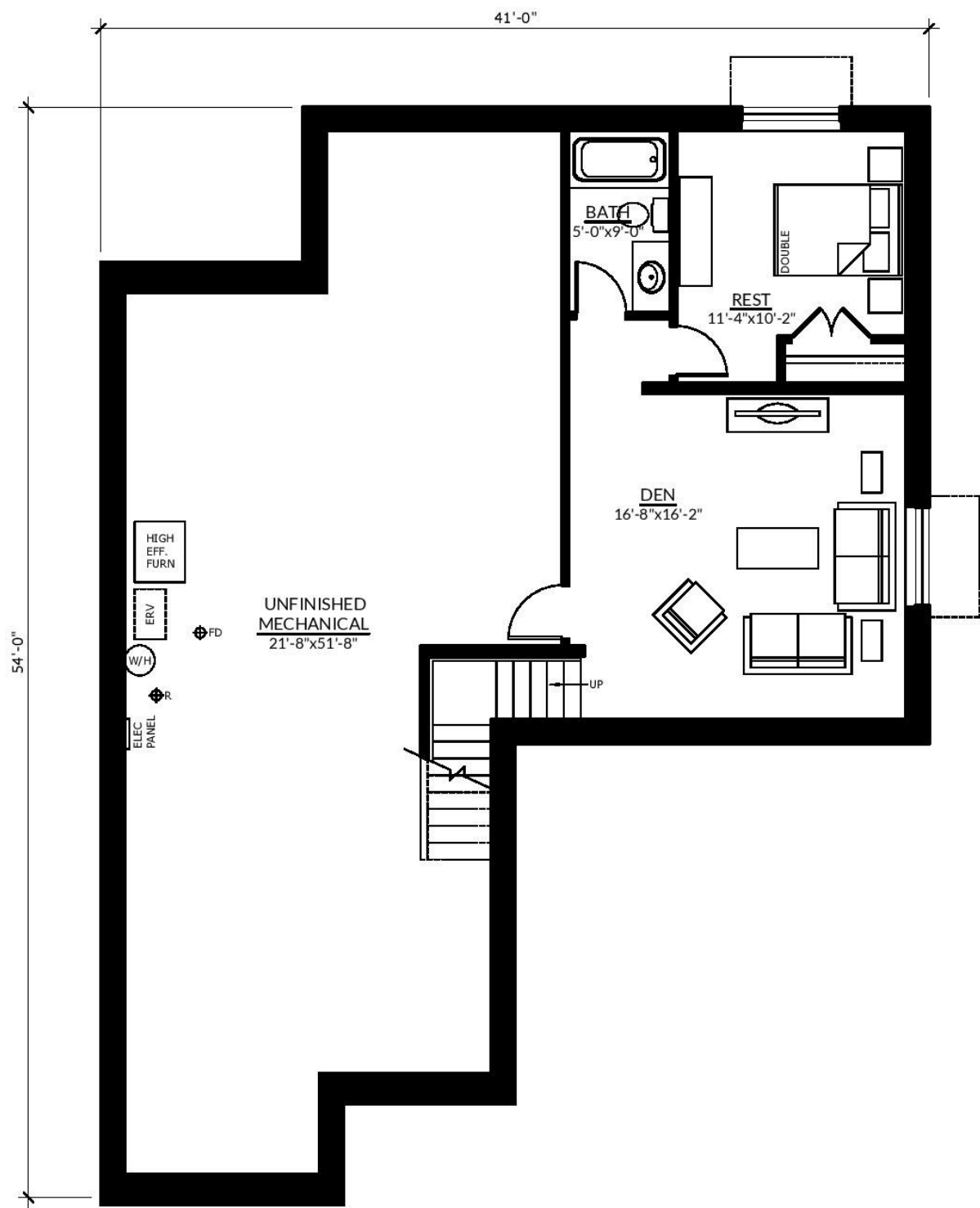
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Main Floor (3 Bedrooms & 2 Bathrooms) 1630 sq ft



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Optional Finished Basement (1 Bedroom, 1 Bathroom & Den) 633 sq ft



THE OPINICON bungalow



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Info@watercolourwestport.com All measurements are approximate. Plans subject to change without notice E & O.E.

HOME FEATURES:

- 1630 sq ft main floor
- Inviting front veranda for comfortable outdoor living
- Main floor principal bedroom retreat with ensuite and walk-in closet
- Main floor second and third bedrooms
- Large open living area with real hardwood flooring, rustic exposed beams and electric fireplace
- Generous open concept kitchen with island, Laurysen quality kitchen cabinets and solid surface granite countertops
- Smooth finished ceilings in all finished areas
- 9' ceilings on main floor
- Ceramic tile flooring in front foyer, bathrooms and laundry/mud room.
- Graphenstone ecological and VOC-free paint on all interior finished walls
- Quality interior light fixtures featuring low energy consumption LED bulbs
- Finished and open staircase to lower level
- Generous 2 vehicle garage.
- Designer curated exterior colour palette
- Low maintenance James Hardie™ exterior siding
- Large lot size with premium natural landscaping
- Home will be enrolled in and protected by the Tarion New Home Warranty Program

NET ZERO READY FEATURES:

- Forced air high-efficiency Air Source Heat Pump (ASHP) for comfortable heating and cooling.
- High-efficiency ASHWT Air Source Hot Water Tank -fully owned -no rental
- And so much more

OPTIONS:

- Finished basement
- Quartz countertops in kitchen and ensuite
- Screened rear porch

All images on all pages are artist's concept and may vary slightly from the final product. Actual usable floorspace may vary from stated area and square footage has been calculated based on usable living space according to the TARION rules and does not include garage or unfinished basement areas. Images may show optional features which may not be included in the base price. Bulkheads & box outs may be required as chases for plumbing & mechanical. Garage main door location, if applicable, may vary subject to grade. Specifications subject to change without notice. Artist's concept images are shown and may differ from the final product. E. & O.E. May 2021.

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