

# KINGSTON bungalow semi



Renderings are artist's concept. E & OE



978 sq ft



2 bedrooms



2 bathrooms



1 vehicle garage



Net Zero Ready

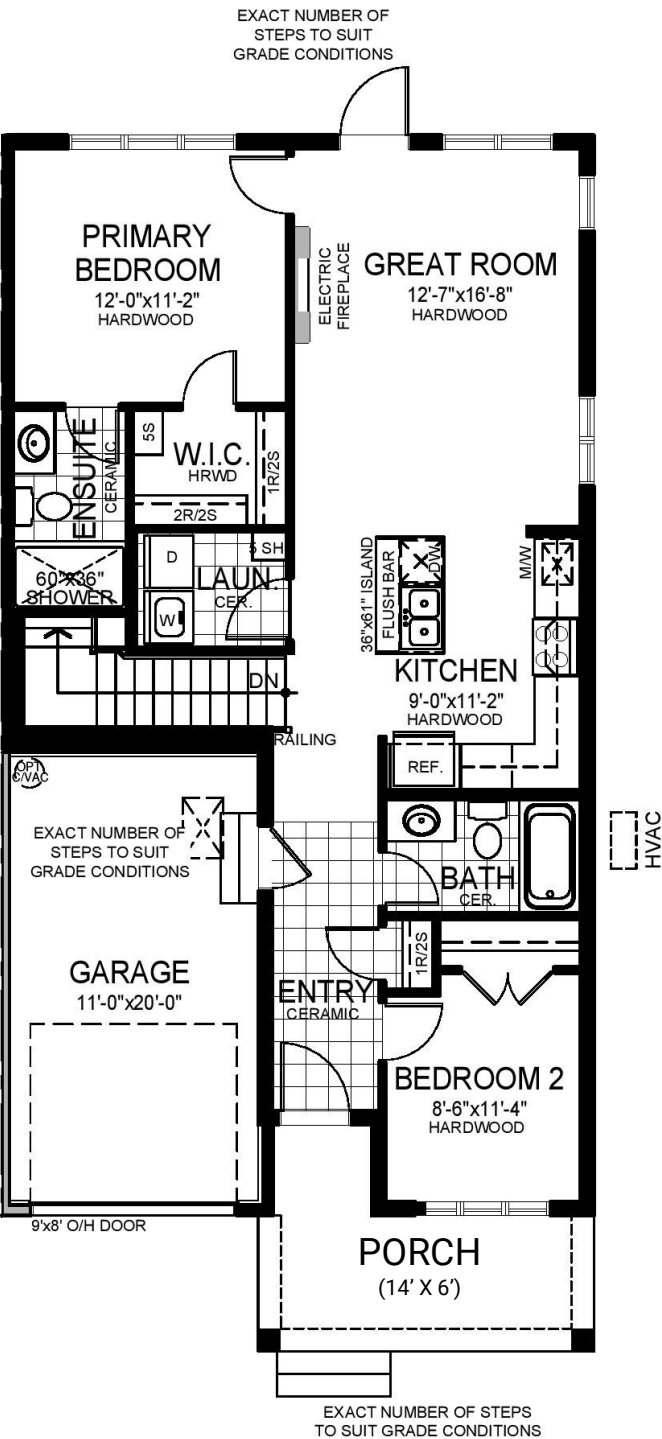


**WATERCOLOUR**  
WESTPORT

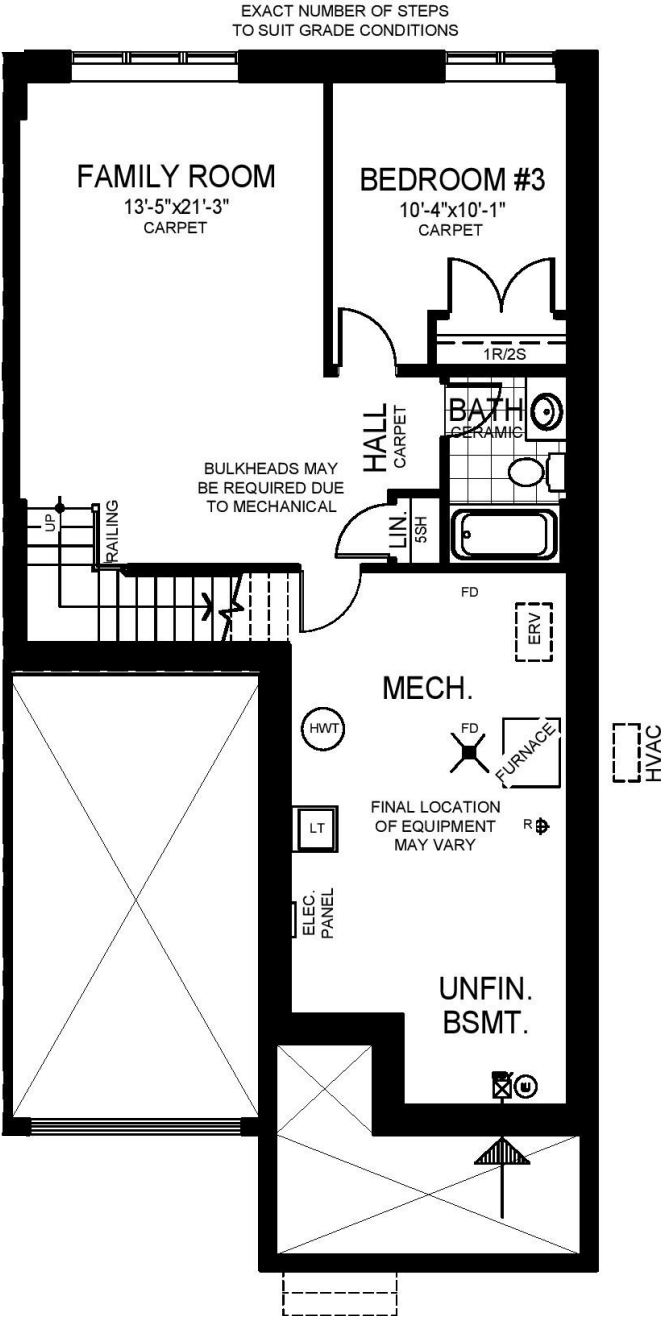


# KINGSTON bungalow semi

**MAIN FLOOR - 978 sq ft**  
(2 Bedrooms, 2 Bathrooms)



**Optional FINISHED LOWER LEVEL - 579 sq ft**  
(family room, bedroom, bathroom)



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## HIGHLIGHTED STANDARD HOME FEATURES:

- 978 sq ft main floor
- 579 sq ft optional finished basement
- Craftsman, cottage-style, exterior design with designer curated exterior colour palettes featuring premium, low maintenance James Hardie™ siding
- Inviting front porch (14' X 6') for comfortable outdoor living
- Open-concept main floor living area with solid hardwood flooring throughout
- Open concept kitchen with island, quality cabinets, ceramic backsplash and solid surface quartz countertops
- Main floor primary bedroom with walk-in closet and ensuite with glass door shower
- Main floor second bedroom or office
- 9' ceilings on main floor and smooth finished ceilings in all finished areas
- Low VOC paint on all interior, finished ceilings and walls
- Ceramic tile flooring in front foyer, bathrooms and laundry room
- Solid surface quartz countertops in kitchen and all bathrooms
- Quality interior light fixtures featuring energy efficient LED bulbs
- Finished hardwood staircase with metal and hardwood railings to lower level
- 1 vehicle, attached garage
- Premium landscaping including interlock front walkway, armour stone flower bed (excluding plantings), landscaped steps to front porch (if elevation requires), fully sodded lot, tree in front yard and paved driveway
- Award winning Land Ark customer service
- Home protected by the Tarion New Home Warranty Program

## SOME NET ZERO READY FEATURES:

- Home is architecturally designed, engineered, constructed, tested and certified Net Zero Ready
- HVAC: High-efficiency Air Source Heat Pump (ASHP) for comfortable, fossil-fuel free, heating and cooling
- Energy Recovery Ventilator (ERV) for a steady supply of filtered, fresh air and desirable indoor relative humidity
- Jeld-Wen Tri-Pane windows with Cardinal 366 glass for better insulation, less radiant heat, less condensation, and less exterior noise.
- High-efficiency, hybrid electric Air Source Heat Pump hot water heater (fully owned, no rentals)
- Additional insulation, high-performance drainage membrane and Aerobarrier sealed envelope for more comfortable living

For more details about Watercolour Net Zero Ready homes, please visit: [WatercolourWestport.com/net-zero/](https://WatercolourWestport.com/net-zero/)

For a complete list of Standard Home Features, please visit: [WatercolourWestport.com/models/](https://WatercolourWestport.com/models/)

Many premium options and upgrades are available. Please contact our Sales Manager for all the details.

Images are artist's concept. 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. E & OE March 2023