

# Athena P at 3616 5 AVE SW

BED	BATH	SQ FT	HOME STYLE	GARAGE TYPE
4	3	1660	LANED HOME	REAR DETACHED



QUICK POSSESSION

BLOCK:	14
STAGE:	32A
LOT:	33
JOB:	CHH-0-035406

## COMMUNITY



## SHOWHOME ADDRESS

Single Family Home with Front Attached Garage  
328 – 40 Street SW

Single Family Home with Rear Detached Garage  
268 Charlesworth Drive SW

## SHOWHOME HOURS

Monday - Thursday  
from 3 - 8PM  
Weekend and  
Holidays  
from 12 - 5PM

## CONTACT

Brian Tate  
587.521.5869

# Model Features

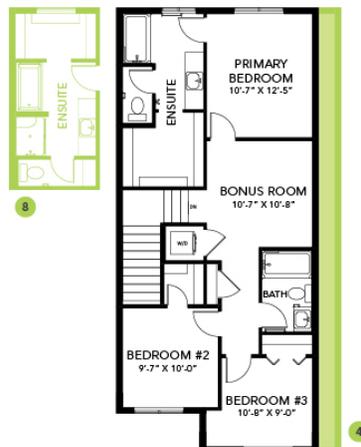
- Built with a main floor bedroom with full bathroom that comes with a stand-up shower, spacious living room, dinette, and central kitchen with a walk-in pantry, and 41" upper cabinets.
- Second floor has the central bonus room,
- Three spacious bedrooms, and 2 full bathrooms Built with a side entry to the basement, 9 ft. main floor and basement foundation walls.
- The stub wall was upgraded to a spindle railing on the main floor.
- Sleek linear electric fireplace was added to the living room.
- Your ensuite comes with dual sinks and a shower with sliding glass doors.
- Six Samsung appliances included, Four stainless steel kitchen appliances, and white finish front load washer and dryer.
- LED pot lights throughout most of the home, saving big on energy expenses.
- Completed with 96% high efficiency furnace system, also equipped with a humidifier, and HRV (Heat Recovery Ventilator)
- E-Argon filled triple pane windows to achieve and maintain a comfortable temperature.
- Weather resistant precast concrete exterior steps that require no maintenance. Exterior walls and ceilings are vapor sealed.
- Easy maintenance luxury vinyl flooring in the main floor, second floor laundry and bathrooms
- Low VOC and maintenance free quartz countertop in the main kitchen, and second floor bathrooms with undermount sinks.
- Includes community address plaque.
- All ductworks are cleaned prior to moving in.

## Floor Plans

MAIN FLOOR



SECOND FLOOR



LEGAL BASEMENT SUITE

