

# Ruby H at 3616 6 AVE SW

Get Cash Back

BED	BATH	SQ FT	HOME STYLE
3	2.5	1928	FRONT ATTACHED GARAGE HOME

GARAGE TYPE

DOUBLE ATTACHED



## QUICK POSSESSION

BLOCK:	6	LOT:	70
STAGE:	32B	JOB:	CHH-0-035419

## 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

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## Model Features

- A modern contemporary floor plan with a corner kitchen, flush eating bar with storage cabinets and drawers, spacious dinette, and upgraded 41" upper soft close kitchen cabinets.
- Built with 4-piece ensuite with upgraded stand-up shower, double sink and big walk-through walk-in closet and laundry suite.

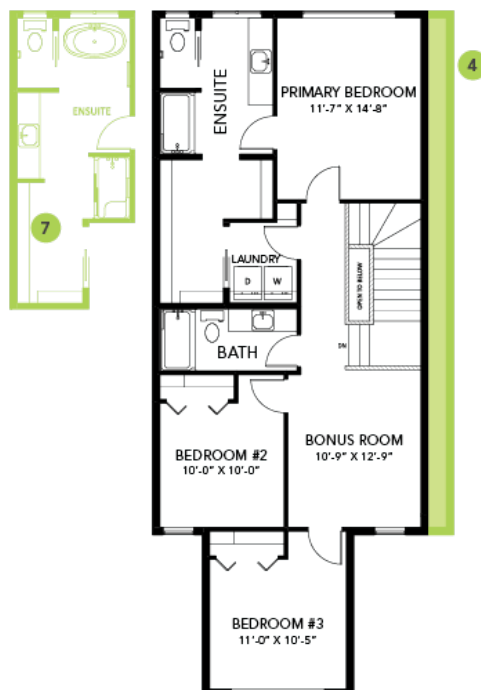
- Six Samsung appliances included, Four stainless steel kitchen appliances, and white finish front load washer and dryer.
- Home automation package - including smart home console, a video doorbell, and smart lock system for enhanced home security
- Tile around tub/shower unit and shower enclosures to the ceiling. Easy maintenance luxury vinyl flooring in the main floor, second floor laundry and bathrooms
- 1 prime coat, 2 finish coats in low luster low VOC eggshell latex Cloverdale paint on the walls
- Durable and maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sinks.
- Double compartment stainless steel under mount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator.
- Advanced wear and stain protection carpet w/ 35 oz. weight and 8 lbs under pad
- High efficiency, energy saving LED light bulbs in all light fixtures on the ceiling
- Equipped with a heat recovery ventilator (HRV) is a ventilation device that helps make your home healthier, w/ cleaner indoor air
- Painted basement floor and the removable 5' x 2' dual slider basement windows, are wide enough to fit drywall through for future basement development.
- Includes community address plaque
- All ductwork is cleaned prior to moving in.
- Over \$24K in included designer options.

## Floor Plans

MAIN FLOOR



SECOND FLOOR



LEGAL BASEMENT SUITE

