

## LOT #49 - #24 ALVIRA TRAIL



## ALPENA FARMHOUSE

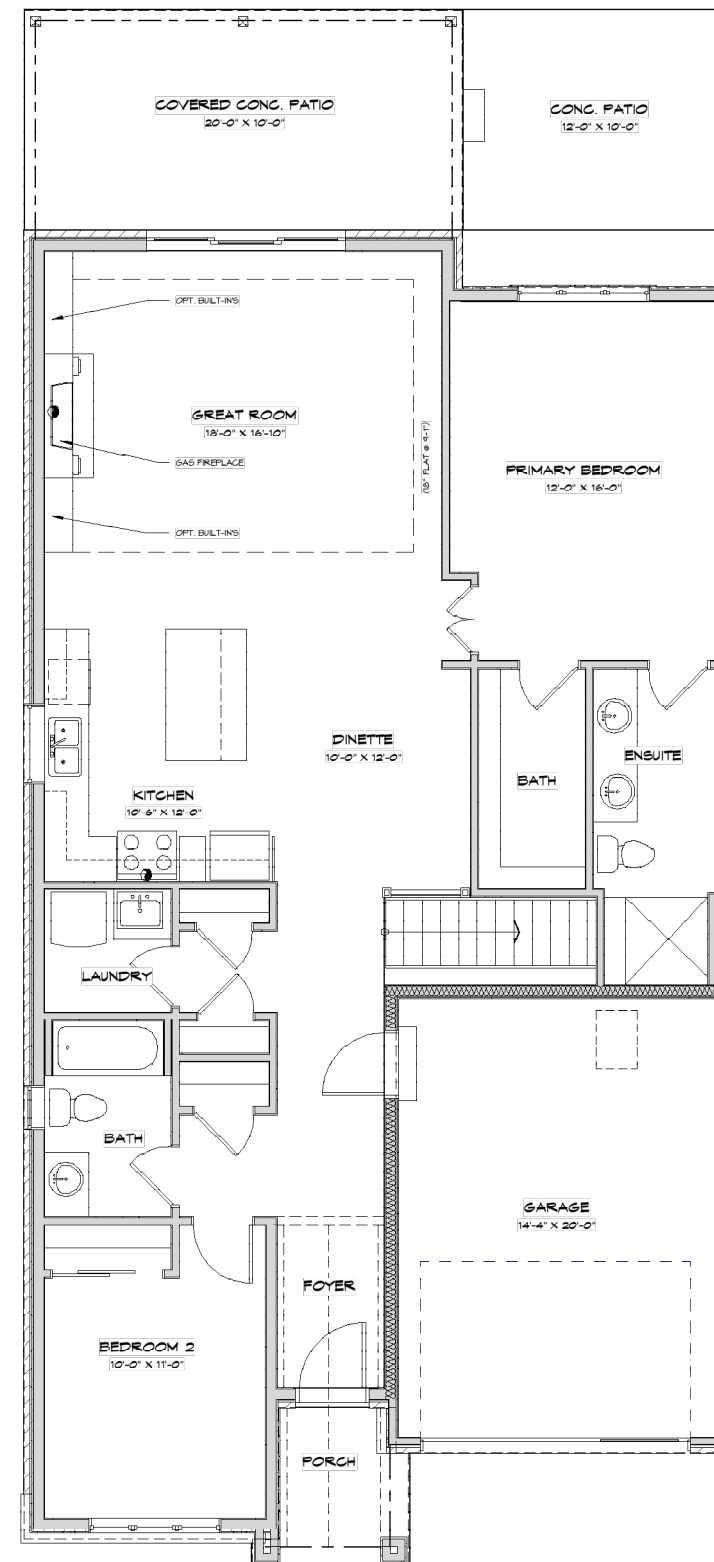
2137 SQ.FT FINISHED  
3 BEDROOM(S)

3 BATHROOM(S)  
SINGLE CAR GARAGE

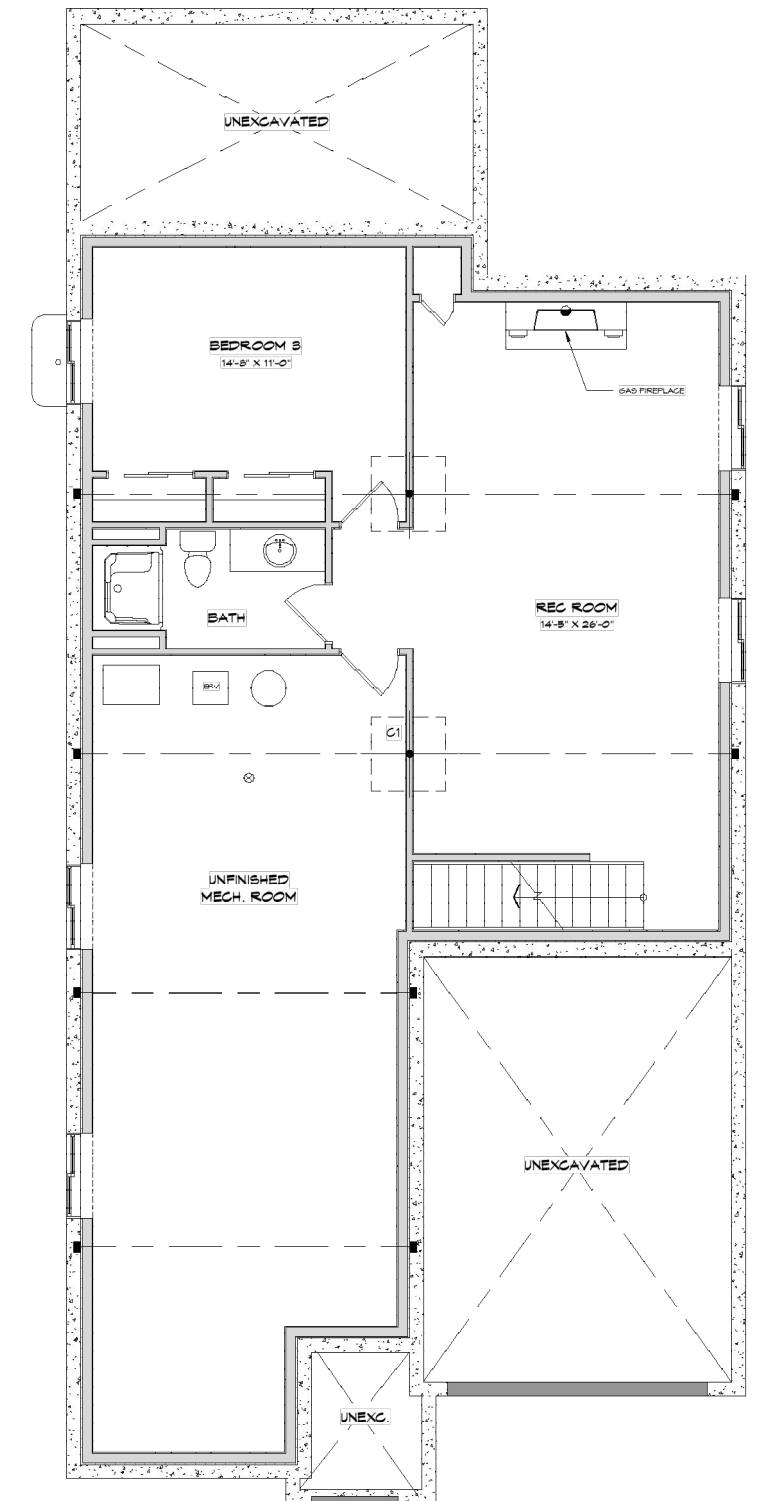
Move In Ready Price - \* **SEE SALES REP**

Association Fee: \$262/month (\$20 goes towards the reserve fund, and includes the use of all amenities: indoor salt water pool, state of the art fitness centre, tennis courts, change rooms, hot tub, sauna, games room, library, banquet centre, lawn care including grass cutting and trimming, driveway snow removal, walkway shoveling and monitored security system).

\*PRICE SUBJECT TO CHANGE



Main Floor



Basement

# Optional Designer Features Included:

## Main Floor:

- Spacious open-concept design covering 1,470 square feet
- 9-foot ceilings throughout, with a grand 10.5-foot tray ceiling in the great room
- Charming farmhouse-style exterior combining brick, stone, aluminum, and stucco
- Convenient single car garage with direct access to the home

## Basement:

- A 667-square-foot finished area featuring a bedroom, recreation room, bathroom, and bar area—perfect for both relaxation and entertaining.

## Patio:

- Covered concrete patio measuring 20’ x 10’ for comfortable outdoor living
- Uncovered patio measuring 12’ x 10’ for extra outdoor living

## Exterior Features:

- Professionally landscaped yard with a paved driveway and sprinkler system
- Exterior lighting package including pot lights on the front elevation and rear patio

## Interior Features:

- Sophisticated quartz countertops in both the kitchen, ensuite bathroom and laundry room
- Upgraded tile selections in key areas including the foyer, laundry room, ensuite, main bath, kitchen, and dinette\*
- Premium lighting package, thoughtfully illuminating every space\*
- Cozy linear gas fireplaces in both the great room and basement recreation room\*
- Indulge in luxury with a custom-tiled shower in the ensuite, featuring a linear built-in niche and a rainhead shower fixture\*
- In-floor electric heating in the ensuite for extra comfort\*
- Main bathroom features an alcove tub with a tiled surround and a niche\*
- Elegant white oak railings and posts add a touch of refinement\*

## Energy Efficiency:

- Energy Star-rated home for eco-friendly living
- High-efficiency furnace, ERV system, and air conditioning included for year-round comfort Built to Energy Star standards, providing 20% more efficiency than homes built to the Ontario Building Code

## Builder Information:

- Experience superior craftsmanship and attention to detail with Legendary Lucchetta

\* Indicates an optional upgrade included in the purchase price

# Amenities Included in the Association Fee



To learn more about Lucchetta Homes and explore our current and upcoming developments, simply scan the QR code with your smart device



Acsess to the Hunter's Pointe Community Center



Use of the communiuity gym



Take a dip in the pool or relax in the jacuzzi



Challange your freinds over at the tennis courts