



THE RIDGEVIEW (LOT 4) – MUNICIPAL ADDRESS 7-1710 IRONWOOD ROAD

THIS HOME IS FOR SALE AT A FIXED BASE SELLING PRICE - CUSTOM MATERIAL SELECTIONS AND KITCHEN DESIGN ARE ALSO AVAILABLE

The Ridgeview has a generous 2,260 sf on the main floor and we plan to finish a further 1,480 sf in the lower level. The lot has a frontage of 58 feet and a depth of 120 feet, fully sodded with front garden, and a front boulevard tree. Lot 4 is what we refer to as a “look-out” lot which offers larger casement windows in the lower level for additional light. Stephanie Sinclair of Portico Design will consult on the interior finishes in the home as part of the purchase price.

The main floor consists of a dedicated den/study with double glass doors and tray ceiling, high ceiling in the foyer with triple crown finish, large open kitchen with 4' by 8' island, generous dining area, separate laundry room, large great room with vaulted ceiling, fireplace and adjacent built-ins with lighting and a 12' centre-opening patio door leading to a 25' by 13' covered deck, finished with composite decking, and aluminum and glass railing. The Ridgeview also has an additional bedroom on the main floor adjacent to the main washroom with tiled shower. The over-sized garage measures 23'7" by 24' 1". All flooring is either engineered hardwood or ceramic tile.

The lower level consists of two large bedrooms with generous closets, a 4-piece washroom, a huge family room with fireplace, a large linen closet, and a rough-in for a future wet bar. All LVP flooring has been installed on a Dricore sub-floor. Storage space and utility rooms are generous with painted concrete floors.

The floor plan and front elevation can be viewed on our website – www.theridgeatbyron.ca. Our model home is open on the weekends from 1pm to 4:30pm and during the week by appointment - call 519-601-6999 to arrange or E-mail sales@theridgeatbyron.ca.

**THE SELLING PRICE OF THE RIDGEVIEW ON LOT 4 IS \$1,575,000.00
(including approx. \$200,000 in upgrades and HST net of Ontario Rebate)**

THE RIDGE AT BYRON TEAM