



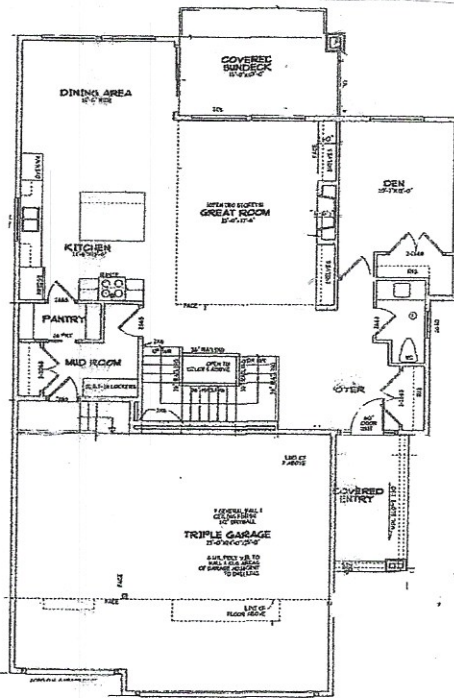
**SUNSTAR 21**

# MOVE IN SOONER

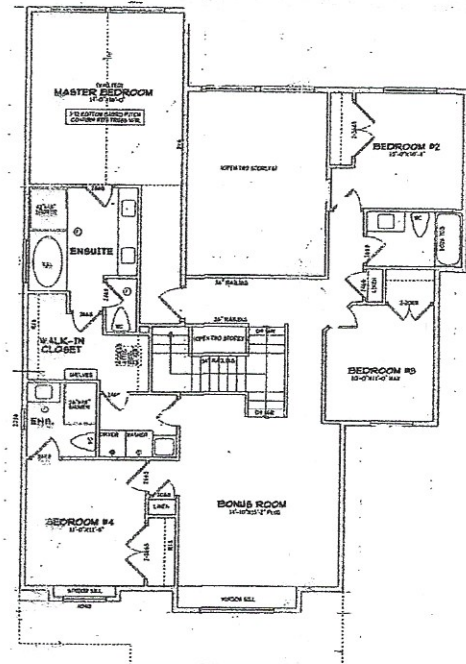
**120 KINNIBURGH LOOP**



FRONT ELEVATION



**MAIN FLOOR PLAN**  
1246 SQ. FT.



**UPPER FLOOR PLAN**

1325 SQ. FT. NOT INCLUDING 126 SQ. FT. OPEN TO PLAN 1 BELOW

THIS PLAN IS THE PROPERTY OF SUNSTAR HOMES

# 2900sf

WWW.SUNSTARHOMES.CA

# SUNSTAR HOMES #21

2900sf

120 Kinniburgh Loop

## FEATURES:

- This home is located on a **Walkout lot**, backing onto the Pond with a West facing back yard.
- This home features a very open main floor plan connecting the Kitchen to Dining area and to the Great room all finished in Hardwood/ Engineered hardwood floors and Tile in the Foyer, 1//2 bath and Mudroom
- **Great room features:** ceiling open to the 2<sup>nd</sup> floor, with large windows on the main & upper level allowing loads of natural light, as well as a gas fireplace with built-in shelving & lighting
- A **Walk through Pantry** is located beside the kitchen with direct access from the garage
- A private Home Office / main floor Bedroom is ALSO located on main floor
- 2<sup>nd</sup> Floor features: 4 bedrooms, Bonus Room and Laundry
- Each Bedroom has direct access to their own bathroom
- *The Ensuite* comes with a Large Soaker Tub with Water Jets, 5 X 3 tiled shower (with an overhead shower & body sprays), 2 Sinks in Quartz / Granite counter, enclosed Water Closet and large walk-in Closet
- **FULLY DEVELOPED BASEMENT** with 2 bedrooms, Kitchenette & full bathroom.

POSSESSION: TBD

**\$859,000.00**

House, Lot, & GST included

Contact: Pat Connolly  
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