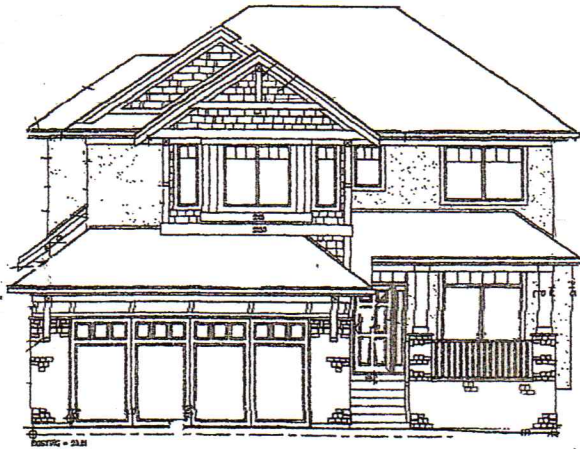




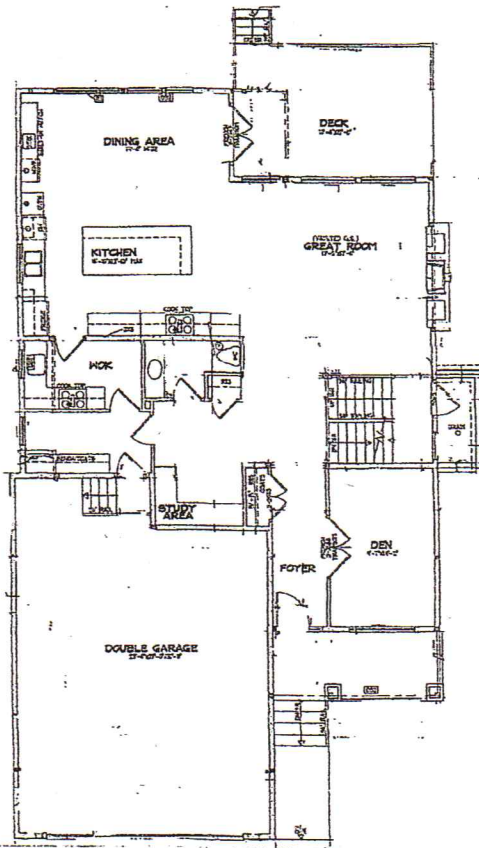
SUNSTAR 7



FRONT ELEVATION
(LOT 98 - PHASE A)

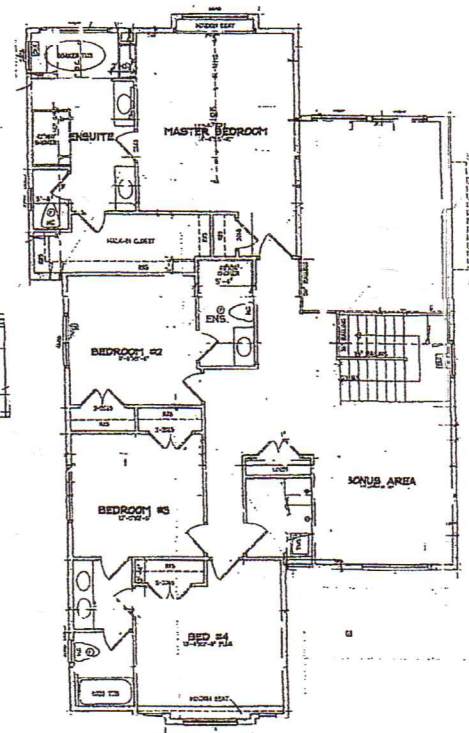
BUILT TO SUIT

**134
Kinniburgh
Road**



MAIN FLOOR PLAN

1477 SQ.FT.



UPPER FLOOR PLAN

1628 SQ.FT. (NOT INCLUDING 74 SQ.FT. FOR STAIRS)

Total 3105sf

WWW.SUNSTARHOMES.CA

SUNSTAR HOMES #7

3105sf

134 Kinniburgh Road

FEATURES:

- This home is located within a short walking distance to the school (Kindergarten to Grade 9) and medical services
- This home features a very open main floor plan connecting the Kitchen to Dining area and to the Great room all finished in Hardwood floors and Tile in the Foyer, 1//2 bath and Mudroom
- **Great room features:** a vaulted ceiling, with large transom windows allowing loads of natural light, a gas fireplace with built-in shelving & lighting
- A **Spice Kitchen / Pantry** is located beside the kitchen which has additional cabinets, shelving, Sink, Stove (with exterior vent) and Granite counters
- A built-in desk area is located on main floor; great for a homework station
- The Front Den area has Double glass doors keeping the area private as well as bright
- 2nd 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, 5 X 3 tiled shower (with an overhead shower & additional body sprays), 2 Sinks in separate Granite counters, enclosed Water Closet and 2 Closets

POSSESSION: **EARLY 2018**

\$779,000.00

House, Lot & GST included

Contact: **Pat Connolly**
403-616-3335 or pat-sunstar@hotmail.com