

The Ravines of Bedford South
Armenia Drive
 Two-Storey Home

BEDROOMS: 4
 BATHROOMS: 3/1
 MAIN LIVING AREA: 2,039 ft²
 TOTAL LIVING AREA: 2,855 ft²



A modernized design in the heart of the Ravines of Bedford South...

Two-storey homes with a nostalgic retro look from the 1960's combine a blend of today's energy efficiencies and conveniences. Now available on Armenia Drive in The Ravines of Bedford South, close to all amenities.

- ✔

Solar Powered Skylight
Bright spaces and high ceilings
- ✔

Modern Design
Impressive layouts
- ✔

Energy Efficient
Lower power bills
- ✔

Walk-In Closets
Ample storage

Features & Amenities

Exterior

- Contemporary, new design
- Vaulted ceilings in the master suite and hallway
- Concrete front step and paved driveway
- EnergyStar registered
- Rigid insulation under entire slab
- 1½" rigid insulation on exterior walls
- Double-car garage
- Electric baseboard heating, with natural gas/heat pump/ductless mini-split upgrade option
- Rich wood-grained exterior accent walls
- Generously-sized rear deck
- Walk-out options available

Interior

- Fully-finished on all three levels
- Open-concept design
- Low V.O.C. latex paint
- 9' ceilings on main floor
- Large custom walk-in closet in master bedroom
- Low-flow toilets
- Smooth-finish ceilings
- Upgraded custom closets included

Kitchen

- Appliance packages available for purchase. Includes all shipping and installation costs

Bathrooms

- Double-sink vanity in ensuite and upstairs bathroom
- Option to upgrade to granite countertops

Warranty

- One-year builder warranty
- Plus a 7-year limited Atlantic Home Warranty



Details & Dimensions

HEATING: Baseboard
 EXTERIOR: Brick, Vinyl
 FOUNDATION: Concrete, Fully Developed
 GARAGE: Double, Built-in
 DRIVEWAY: Paved
 FLOORING: Carpet, Hardwood,
 Ceramic/Porcelain
 OTHER: HRV

Main Level
 Kitchen 13.7 X 11.6
 Living Room 14.6 X 13
 Dining Room 13 X 11
 Bath 2 PIECE

Upper Level
 Master Bedroom 15.9 X 13.10
 Ensuite Bath 1 5 PIECE
 Bedroom 13.3 X 11.9
 Bedroom 13.7 X 11.2
 Bath 4 PIECE
 Laundry 7.8 X 5.11

Lower Level
 Bedroom 11.3 X 10.8
 Family Room 17.7 X 14.2
 Bath 4 PIECE
 Utility 7.2 X 6.1

Floor Plans



Lower Level

Main Level

Upper Level

SALES CENTRE
ARMENIA DRIVE

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