



The Ravines of Bedford South
82 William Borrett Terrace
 Custom Executive Home

BEDROOMS: 5
 BATHROOMS: 3/1
 MAIN LIVING AREA: 2,659 ft²
 TOTAL LIVING AREA: 3,813 ft²



Masterfully finished on three levels with formal dining room and double-car garage.

This large 2-storey home is Energy Star certified and TechReady®. The main for features: Sink-in entry with powder room and walk-in closet, 9' ceilings, formal dining room, large designer kitchen, huge great room with fireplace, and dinette. The upper floor features: 4 bedrooms, including the master with 5-piece ensuite bath and custom walk-in closet, 4-piece main bath and generous laundry room with cabinet and stainless steel sink. Lower level includes: 5th bedroom, spacious recreation room, full bath and ample storage. Heat pump also provides central air conditioning. Full natural gas rough-in.

- ✓ **Fully Finished**
Three Levels
- ✓ **Modern Design**
Impressive layouts
- ✓ **Fireplace**
Natural Gas
- ✓ **Heat Pump**
Central air conditioning
- ✓ **Energy Efficient**
Natural Gas, Lower power bills
- ✓ **Walk-In Closets**
Ample storage

Features & Amenities

Exterior

- Professionally designed
- Energy Star Certified
- Located on a cul-de-sac street
- Natural gas
- Generously-sized rear deck
- Concrete front step and driveway
- Rigid insulation under entire slab
- 1 1/2" rigid insulation on exterior walls

Interior

- Fully-finished on three levels
- Open-concept design
- Heat pump with central air
- Low V.O.C. latex paint
- Low-flow toilets
- Smooth-finish ceilings
- Large walk-in closet in master bedroom
- Hardwood in master bedroom and walk-in closet

- Hardwood staircases
- Upgraded custom closets included
- Laminate flooring in the lower level recreation room and bedroom
- Ceramic tile and hardwood on main level
- TechReady®
- A variety of sound system packages available for purchase

Kitchen

- Designer kitchen
- Granite countertops
- Under-cabinet lighting
- Tile backsplash offered as an upgrade
- 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: Central Air, Forced Air, Furnace, Heat Pump-Ducted
 GARAGE: Double, Built-In
 FLOORING: Carpet, Ceramic, Hardwood, Porcelain
 EXTERIOR: Brick, Vinyl
 OTHER: Patio Deck, Alarm System, Ensuite Bath, HRV, Fireplace(s)

Main Level

Family room 15 x 17
 Dining room 10 x 13
 Kitchen 10 x 14 + 9 x 15
 Bathroom 2-piece
 Foyer 8 x 14

Upper Level

Master bedroom 15 x 17
 Ensuite 5-piece
 Bedroom #2 11 x 12
 Bedroom #3 12 x 13
 Bedroom #4 12 x 13
 Main Bath 4-piece
 Laundry 10 x 9

Lower Level

Recreation room 15 x 25
 Bedroom 10 x 14
 Bath 4-piece
 Storage 7 x 23
 Utility room 13 x 20

Floor Plans



Lower Level

Main Level

Upper Level

SALES CENTRE
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