

Russell Lake West
Krause Court
Raised Bungalow

BEDROOMS: 3
BATHROOMS: 3
MAIN LIVING AREA: 962 ft²
TOTAL LIVING AREA: 1,935 ft²



Single-level living in the natural lakefront setting of Russell Lake West.

This affordable raised bungalow is our newest addition to Krause Court. The master bedroom is located on the main floor which allows you to live, work, and entertain all in one convenient open concept space. The second bedroom, also located on the main floor, would make an ideal office or den.



Open Concept
Bright spaces



Modern Design
Impressive layouts



Energy Efficient
Lower power bills



Walk-In Closets
Ample storage

Features & Amenities

Exterior

- Professionally designed
- Energy Star Certified
- Located on a cul-de-sac
- Generously-sized rear deck
- Exposed aggregate front step and driveway offered as an upgrade
- R-10 rigid insulation under entire slab
- R-26 rigid insulation on exterior walls
- 30 year warrantied architectural shingles

Interior

- Open-concept design
- Easy, two-level living design
- Electric baseboard heating system
- Low V.O.C. latex paint

- Craftsman trim
- Low-flow toilets
- Smooth-finish ceilings
- Large walk-in closet in master bedroom
- Upgraded custom closets
- TechReady®
- A variety of sound system packages available for purchase

Kitchen

- Tile backsplash and granite countertops offered as an upgrade
- Appliance packages available for purchase. Includes all shipping and installation costs

Bathrooms

- Double-sink vanity in ensuite
- Option to upgrade to granite countertops

Warranty

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



Details & Dimensions

HEATING: Electric Baseboard
 GARAGE: 1.5, Built-In, Heated
 FLOORING: Carpet, Ceramic, Hardwood
 EXTERIOR: Brick, Stone, Vinyl
 OTHER: Patio, Air Exchanger, Ensuite Bath, HRV

Main Level

Kitchen 11.1 X 9.6
 Dining Nook 7 X 9.4
 Family Room 12.5 X 16.6
 Den/Office 7.2 X 7.5
 Master Bedroom 12.9 X 11.5
 Ensuite Bath 1 5 PIECE
 Bedroom 10.11 X 11.5
 Bath 4 PIECE
 Laundry 4.11 X 5.8

Lower Level

Rec. Room 16.1 X 16
 Bedroom 11.11 X 10.5
 Bath 4 PIECE
 Utility 15 X 7.8
 Storage 15 X 7.8

Floor Plans



Lower Level

Main Level

SALES CENTRE
4 KRAUSE COURT

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