



1420 HALIFAX ROAD WEST, LETHBRIDGE

VO HOMES LTD



OVERVIEW:

- 5 bedrooms, 3 bathrooms
- Built by Vo homes
- 1775 square foot bi-level
- Open concept floor plan
- Backing onto the Crossings Park



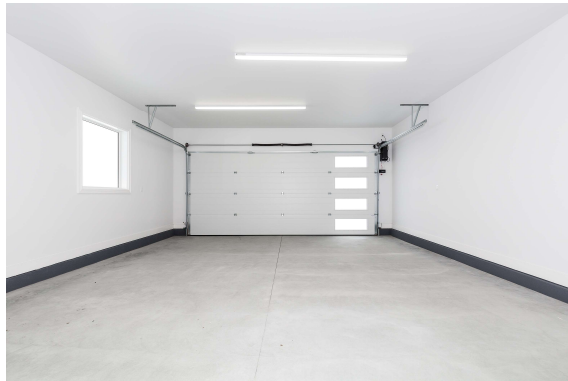
MECHANICAL/EXTERIOR:

- Air Conditioning
- Hot water on demand
- Pot lights around complete exterior
- Hardie paneling and hardie siding
- Torch down roof, (longer warranty)
- Deck with duradeck and gas line for bbq
- Stairs from deck to back yard
- Rough in for a hot tub complete under the stairs



ENTRYWAY:

- Tiled entryway
- Built-in bench
- Chandelier



GARAGE:

- Fully finished, (insulated, drywalled, painted, baseboards)
- Rough in for gas heater
- Built in charger for electric vehicle
- Oversized double, 27 x 21 (554 sq ft)



KITCHEN:

- Waterfall Island with quartz
- High end cabinets from Carefree Kitchens
- Built in garbage bins, spice racks
- Stainless steel appliances included
- Oversize gas cooktop
- Butler's pantry



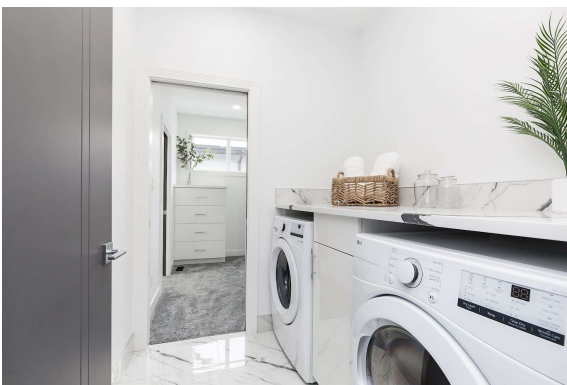
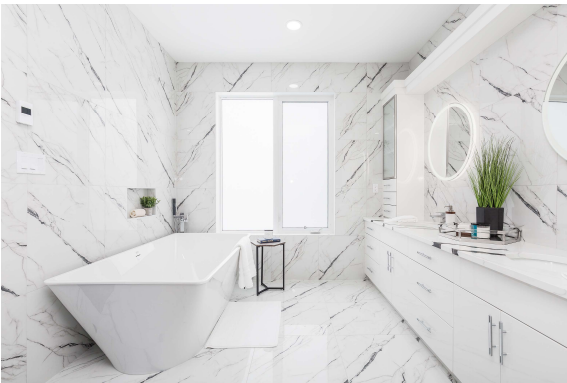
LIVING & DINING AREA:

- Built-in shelving
- Bar in living room with high end wine fridge
- Wall of windows to enjoy view of park and mountains
- Gas fireplace
- Wiring for TV behind mirror
- Detailed ceiling with LED lights
- Luxury vinyl plank flooring



PRIMARY BEDROOM & ENSUITE:

- One of a kind feature wall
- Coffered ceilings with LED lights
- Laundry with quartz countertops, right by primary
- Carpet in bedrooms
- Like a 5-star hotel
- 5piece ensuite, tiled floor to ceiling, (heated floors) 24 x 24 tiles
- High end cabinets (same throughout the home)
- Double sinks
- Separate tub and shower
- Separate throne room
- Mirrors that you can defog, and change lighting
- Walk-in closet with custom cabinetry



LAUNDRY:

- Finished laundry room just off primary
- Quartz countertops
- Additional laundry hookups in basement



BASEMENT:

- Fully finished with basement entry
- Bright with 9ft ceilings
- Wet bar and possibility of in-law suite (includes rough in for a stove)
- 2nd laundry hookup
- Completely finished under the stair storage
- Compact utility room
- Sump pump in back closet by basement entry
- 3rd full bath
- 3 bedrooms



ADDITIONAL:

- Same quality features throughout home
- Same quartz throughout, (kitchen, butler pantry, main floor wet bar, basement wet bar, all bathrooms and laundry room)
- Same quality cabinets throughout (butler pantry not high gloss)
- Lighted railings finished with metallic paint
- Custom doors (one of a kind)
- Special order light fixtures (all light fixtures have remotes for dimming)
- All toilets have bidet accessories available
- Carpets are Anso High Performance PET
- RPR and compliance
- Furniture is brand new and negotiable

INCLUSIONS:

- Kitchen appliances: Fridge with water and ice dispenser, dishwasher, gas cooktop, built in oven, microwave, hood fan
- Wine fridge on main floor
- Washer, dryer
- Garage door opener and 1 remote, electric car charging station
- Central AC
- Staging furniture is brand new and negotiable.
- Comes with Alberta new home warranty which commences on possession date <https://www.alberta.ca/new-home-warranty-overview> which commences on possession date