

Your Urban Nest In Historic Inglewood

Now Pre-Selling
1431A & 1431B
Tenth Avenue
Southeast



CENTER UNITS

1431A & 1431B

1,385 SQ.FT.
2 BEDROOMS
2.5 BATHROOMS



SECTION23

DEVELOPMENTS



EXPERTLY CRAFTED BY:



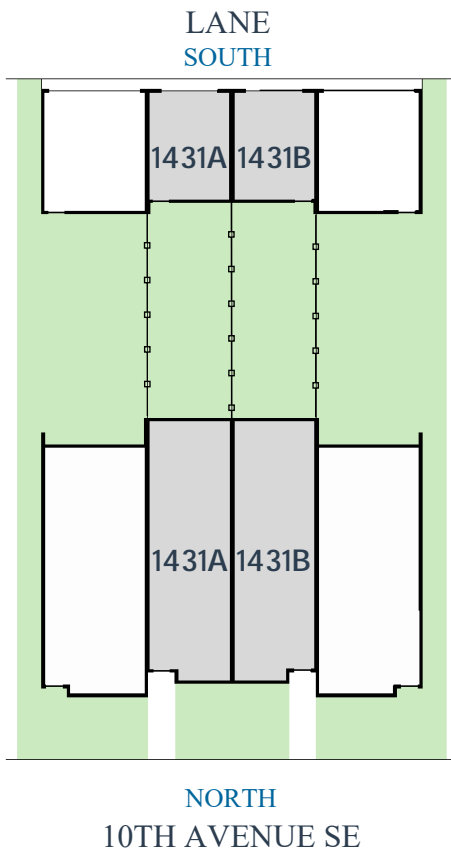


1431A & 1431B

Tenth Avenue Southeast

Floorplans

- Center units
- Brownstone inspired exteriors
- Contemporary interiors
- Open main floor design
- 2 Bedrooms (dual master bedrooms)
- 2½ Bathrooms
- Entertainer's kitchen
- Sunny & private south backyard
- Oversized, single car, detached garage

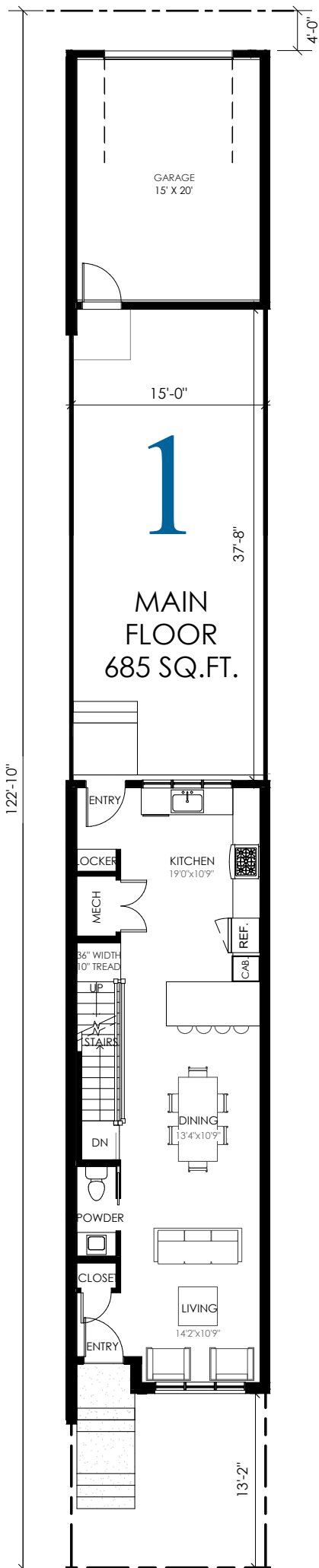


Priced From \$599,900 incl. GST

For More Information Contact:

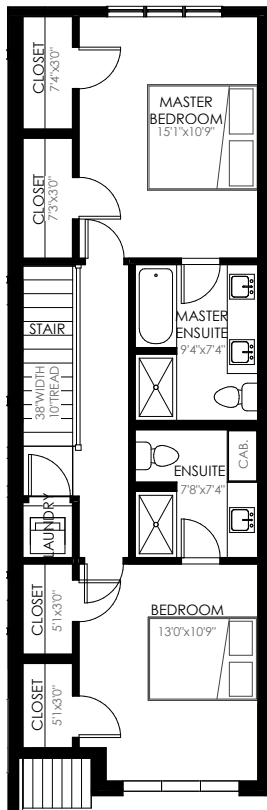
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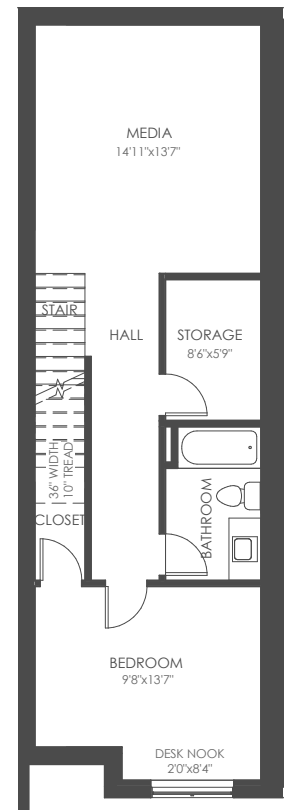
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SECOND FLOOR
703 SQ.FT.



B

OPTIONAL BASEMENT DEVELOPMENT
652 SQ.FT.



Nest Inglewood Home Specifications



Sophisticated Interiors

- 9' Main Floor Ceiling Height
- 8' Upper Floor Ceiling Height
- 8' Basement Ceiling Height
- Knock Down Textured Ceilings
- 6" Engineered Hardwood Flooring Throughout Main Floor
- Choice of up to 13x13 Ceramic Tile in Bathrooms
- Mohawk Carpet with 8 lb. Underlay
- 4" Flat Baseboards with 2 ¼" Window and Door Casings
- Paint Grade Handrails with Metal Spindles
- Satin Nickle Finish Interior Hardware
- ¾" Quartz Countertop with 1 ¼" Edge Profile in Kitchen and Ensuite
- Soft Close Drawer Hardware
- Upper Floor Laundry with stacked Whirlpool Washer and Dryer
- 36" Kingsman Gas Fireplace with Tile Surround and Paint Grade Mantel
- Free-slide White Wire Shelving Throughout
- Swing Doors on All Closets
- Decora Switches and Receptacles

Inviting Chefs Kitchen

- Stainless Steel Undermount Sink with Delta Chrome Faucet
- 36" Tall Cabinetry in Choice of Painted MDF or Thermafoil Finish in a Range of Colours & Profiles
- Whirlpool Stainless Steel Ceran Top Self Cleaning Range or Equivalent

- Whirlpool Stainless Steel Dishwasher or Equivalent
- Whirlpool Stainless Steel Refrigerator with Ice Maker or Equivalent
- Whirlpool Stainless Steel Over the Range Microwave or Equivalent

Divine Bathroom Details

- 5-Piece Master Ensuite
- Full-Width 42" High Mirror Over Backsplash
- Vanities to Complement Kitchen Cabinetry
- Tiled Shower with Fiberglass Base, and Chrome Framed, 6mil, Glass Enclosure & Door

Attractive Exteriors

- Aluminum Clad Dual Pane Low E Argon Filled Windows on front
- PVC Dual Pane Low E Argon Filled Windows on Sides and Rear
- Smooth Acrylic Stucco on Front
- Vinyl Siding on Rear
- Insulated Painted Fiberglass Front Door
- Pre-Cast Concrete Front Steps
- 6' High Backyard Privacy Fence on Shared Property Lines
- 60"x30" White Vinyl Double Slider Basement Window
- Oversized Single Detached Garage
- Broom Finished Concrete Front Walkway

- Natural Gas Line for Barbeque

Leading Technology

- Party Wall: Two Independently Constructed Walls with a 1" Airspace, Mineral Fibre Insulation, Double Stacked Drywall, and Acoustical Sealant Provides Fire and Sound Protection Between Homes
- Dual Port USB Outlet Located at Kitchen Island
- 72 Gallon Electric Hot Water Tank
- 96% High Efficiency 2-Stage Furnace with Variable Speed Fan Including a MERV 11 Media Cleaner
- Active Heat Recovery Ventilation (HRV) System
- GeneralAire 900 Humidifier
- Nest™ Smart Learning Thermostat

Baywest Homes' Alberta New Home Warranty Program Coverage

- 1-Year Workmanship and Building Materials Warranty
- 2-Year Delivery and Distribution Systems Warranty
- 7-Year Building Envelope Coverage
- 10-Year Structural Coverage

