

Imagine Living Here . . .

74 Brookstone Place  
South Pointe  
Waverley West



**64' x 131' Park Lot with Vista View of Wetlands  
Fully Finished 1950 Sq. Ft. Walkout**

**3 Large Bedrooms + Den / 2 Laundry Rooms  
890 Sq Ft Heated "Drive-Thru" 3 Car Garage**

**Sub Zero / Wolf / Asko  
Fisher & Paykel**  
Appliance Package Includes 2  
Refrigerators, Built In Gas  
Cook top, Wall Oven  
2 Drawer Microwaves,  
2 Dishwashers, Garburator,  
Washer & Dryer.  
**Vacuflow "Hide-A-Hose"**  
Central Vacuum System

**Wireless "g!" by Elan**  
Multi-Zone, Multi-Scene  
Remote iPhone / iPad /  
Personal Computer Controlled  
/ Home Automation Security,  
Media, Lighting & Distributed  
Audio System

Island Kitchen has Charcoal  
Maple Cabinetry,  
**1 1/4" Spanish Granite**  
Countertops & Island End  
Caps

**Solid 3/4" Charcoal Maple  
Hardwood Flooring**

Relaxing 6-Foot Ensuite  
**Soaker Air Tub** & Custom  
Tiled **Steam Shower C/W**  
Body Sprays, Silestone  
Counter & **Heated Tile Floor**

**Genuine Tyndall Stone** Front  
with Acrylic Stucco Trim &  
Rear Tyndall Stone Accent

**Coloured, Stamped  
Concrete Drive,**  
Rear Patio & Front Porch

**"See Thru" Landscape  
Ribbon Natural Gas Fireplace**

**Professionally Landscaped**  
Front Yard with Decorative  
Rock, Trees & **Concrete  
Retaining Wall**

Energy Saving **"Bryant  
Evolution"** Dual-Zone  
Furnace & Air Conditioner  
With HRV & Automatic "Flow  
Thru" Humidifier

Energy Efficient **"Low" E  
Argon Filled Tri-pane  
Windows**

**"Power Smart Gold"** Energy  
Efficiency Rating

**432 Sq Ft** Upper Rear Deck  
With **"Clear-View" Glass  
Wind Walls** on Front Porch &  
Upper Rear Deck -**144 Sq Ft**  
Upper Level **Covered BBQ  
Area**

Rear Yard Access to  
**Parks & Walking Trails**  
with Shopping Nearby.



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