



Hallmark
new homes ... like no other.

78 Westwater Drive,
Royalwood



1888 Sq. Ft. Bungalow - Two Bedroom (or One Bedroom & Office/Den)
Four Season Sunroom Oversized 24' x 23' Garage 54' x 118' "Easy-Care" Lot
Pre-Planned Lower Level Design Features for Future Development

With These Advanced Model Home Custom Features - Plus Many More

- ✓ Vaulted Ceilings
- ✓ Specialty Drywall Detailing
- ✓ Piled Foundation with Steel Beams for Virtual Clear-span
- ✓ Basement with Raised Ceiling
- ✓ Security System & Sump Sensor
- ✓ Panasonic Microwave Hood Fan & Built-in Garburator
- ✓ ¾" Solid Brazilian Cherry Hardwood Flooring
- ✓ Lexington Style Maple Island Kitchen with 1¼" Granite Tops
- ✓ Corner Pantry & Glass Door

Premium Energy Efficient Package

- ✓ Low E Argon Filled Windows
- ✓ "Bryant Evolution System" High-Efficient 2 Stage Gas Furnace c/w 2 Speed "PURON" 16 SEER Central Air Conditioner & HRV (Heat Recovery Ventilator) & Automatic "Flow Thru" Humidifier
- ✓ 3 Sided Natural Gas Fireplace with Stone Tile Detailing
- ✓ Insulated Steel Garage Door

- ✓ Covered Rear Deck with "Trex" Maintenance Free Decking
- ✓ Cobblestone, Colored Stamped Concrete Drive and Front Porch
- ✓ Decorative Steel Front Railings
- ✓ Professionally Landscaped Front & Rear Fenced Yard
- ✓ Quiet Bay Location Close to Parks & Walking Trails Along Seine River

Hallmark Homes will custom design and build to your personalized specifications on one of our prime lots in Royalwood

Further Details on Building and Royalwood Lot Availability Call:

Sean Checkley / **Builder** Cell 955-2060 - or - Office 254-4604

www.imaginehallmark.ca

email: sean@imaginehallmark.ca

