

Davis W

TLH 178 - Lot 34

in Trailhead at the Ponds



3,043 SQ. FT



3 BEDS



2.5 BATHS



SUITE



CARRINGTON
HOMES

Floorplan



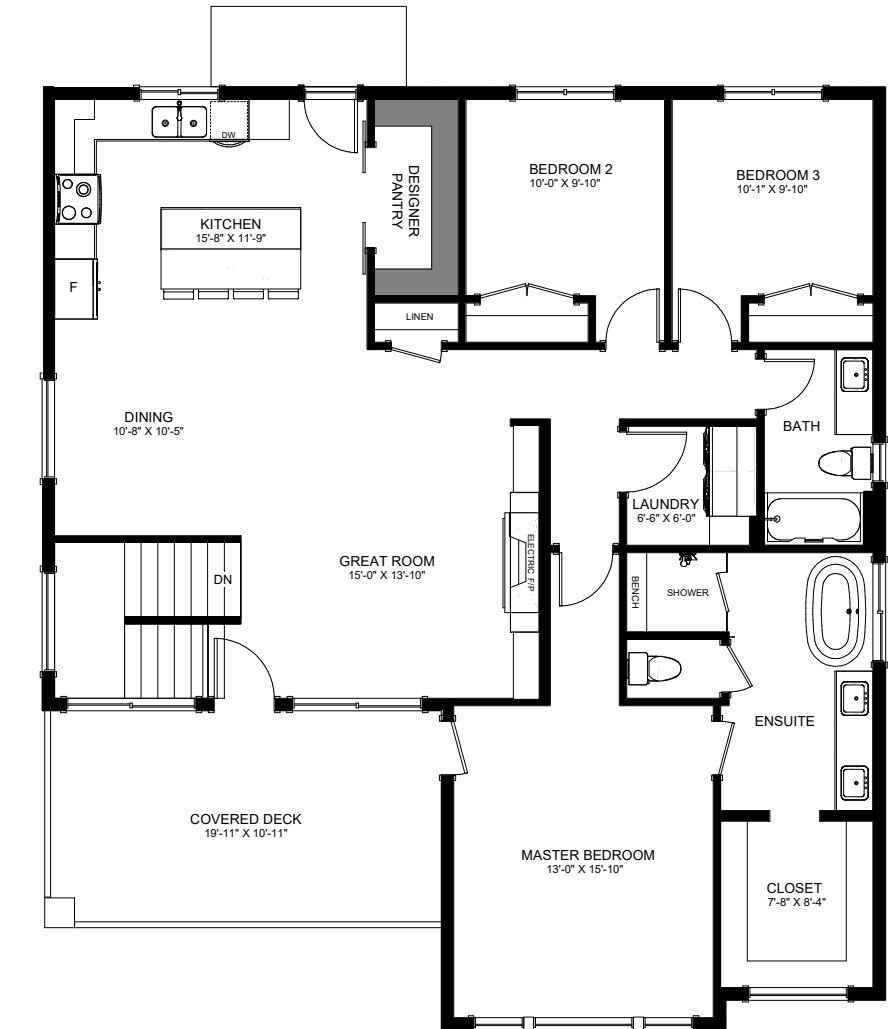
GROUND FLOOR (OWNER): 689 SQFT

GROUND FLOOR SUITE: 777 SQFT

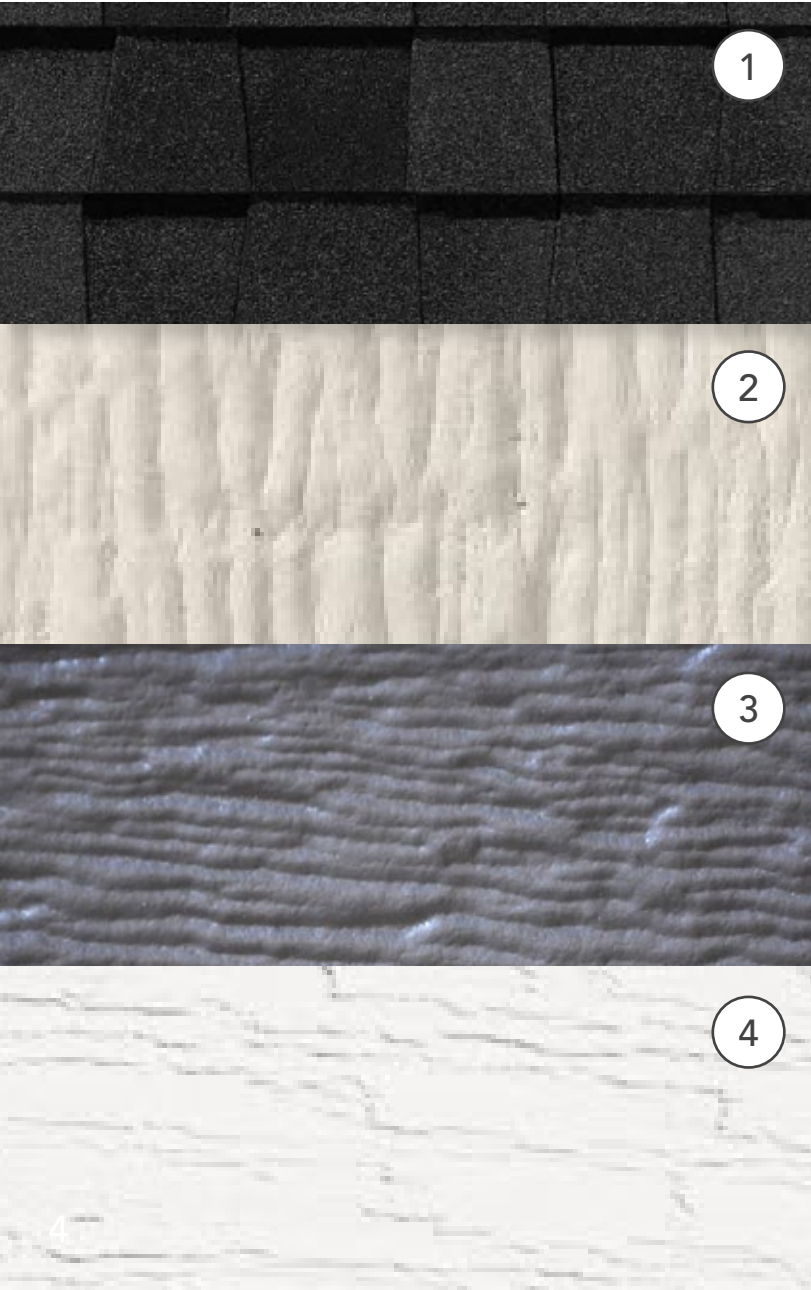
- 777 Square foot private income suite
- Glass panel railing throughout the home
- 74" Linear electric fireplace in the great room
- 19'X11' covered deck with topless glass railing and views of the Okanagan
- Stainless steel appliances including a range with chimney hoodfan, dishwasher and fridge in the kitchen with microwave and beverage center in the pantry and white washer/dryer in the laundry room
- Over 10' of windows in your primary suite with access to the covered deck
- Spa inspired ensuite with in-floor programmable heating
- BBQ gas line on the back patio
- Roughed in for future hot tub
- Landscaping and natural rock retaining wall



MAIN FLOOR: 1569 SQFT



Exterior Highlights

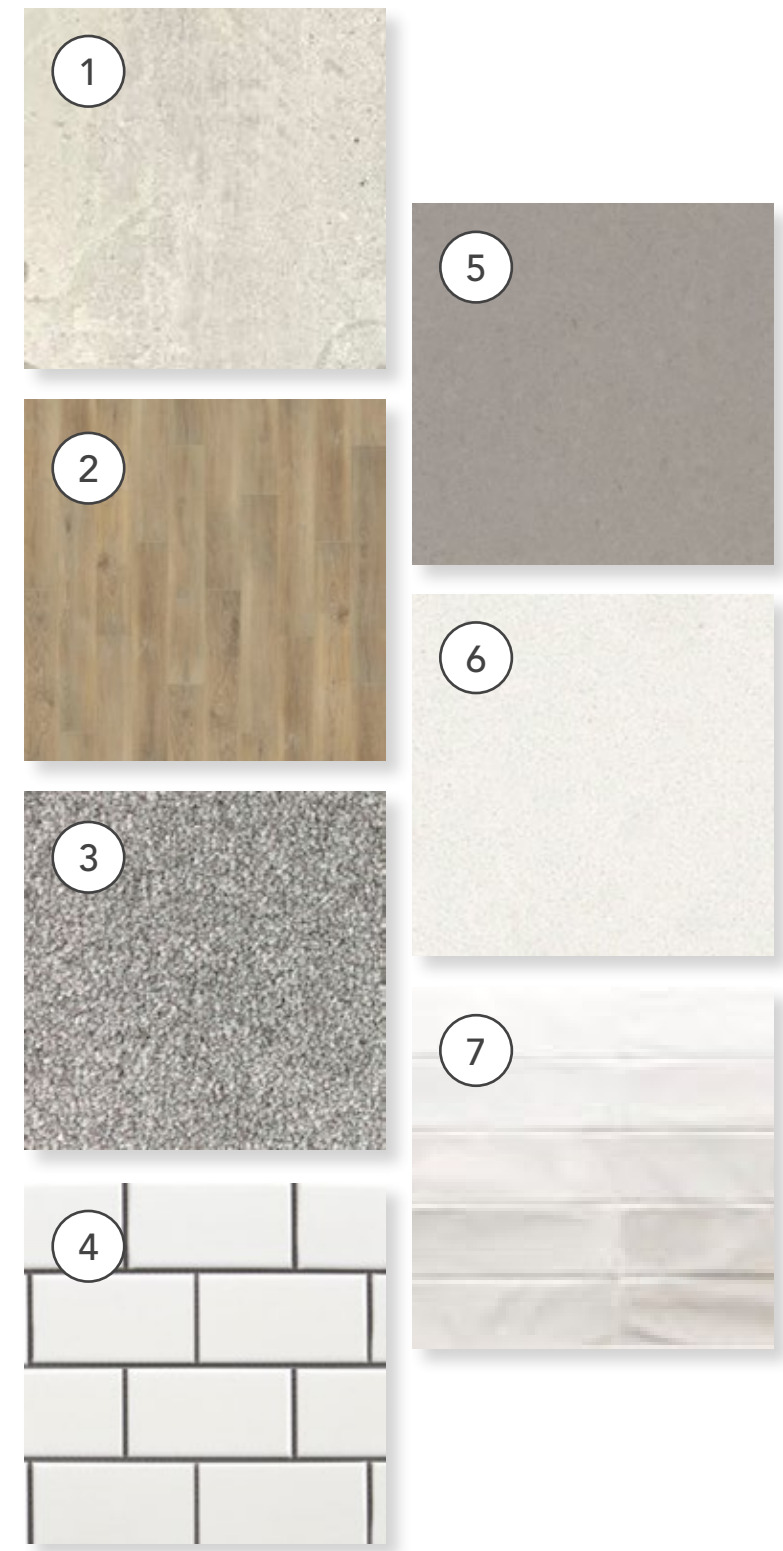


- ① **Roof** // Black
 - ② **Siding** // Desert Stone
 - ③ **Board & Batton** // Steel
 - ④ **Panel** // White
- Soffit & Fascia** // White
- Garage Door** // White
- Windows Exterior** // White



Interior Highlights

- 1 Tile Flooring // Stone Cement White 12x24 Polished
- 2 Vinyl Flooring
- 3 Carpet
- 4 Shower Tile Surround & Ensuite Fully-tiled Shower Walls // 4x16 White Gloss Horizontal Staggered
- 5 Kitchen & Hall Bath Countertop // Stone Grey
- 6 Ensuite & Main Bath Countertop // White
- 7 Backsplash // White 3x12 Gloss Matching Grout
- 8 Faucets // Black
- 9 Sink // Black Double Bowl
- 10 Cabinetry & Hardware



Interior Highlights

- 10 Interior Doors & Hardware
- 11 Fireplace // Linear Gas Fireplace
- 12 Lighting // a) Stairs/Open to Below
b) Dining
c) Exterior

Inclusions

Kitchen Cabinetry Pull-outs

- Garbage Bin Pull-out
- 2 Pots and Pan Drawers

Brilliant Smart Home Automation

Gemstone Exterior Lights

- Our intergrated soffit lights are fully customizable with colours, patterns and timers all set from your phone. You can enjoy year-round lighting for every occasion - Your favourite hockey team-themed lighting on game days, Valentine’s day themed lighting, white architectural lighting for an everage day, or create your own pattern. Customizing your exterior lighting is endless!



Suite

- 1 **Tile Flooring // Stone Cement White 12x24 Polished**
- 2 **Vinyl Flooring // Match Spec Package**
- 3 **Carpet // Match Spec Package**
- 4 **Shower Tile Surround & Ensuite Fully-tiled Shower Walls // Faucet and bathroom hardware selection to match main house – Chrome only unless upgraded**
- 5 **Countertop**
- 6 **Backsplash // 4x16 White Subway tile Staggered Install Grout: Light Grey**
- 7 **Cabinetry & Hardware**



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