



*Modern Prairie Elevation  
2-Car Garage*

1701 sq. ft.

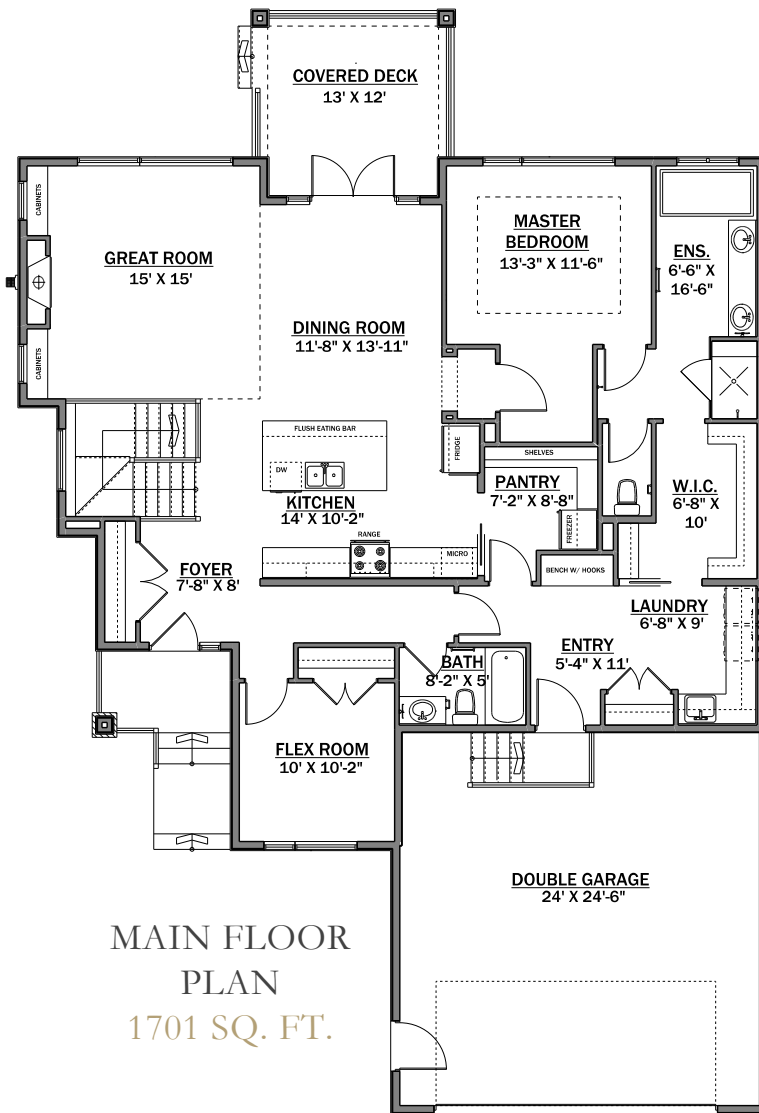
1 Bedroom + Flex | 2 Baths

*Optional basement development - 1245 sq. ft.*

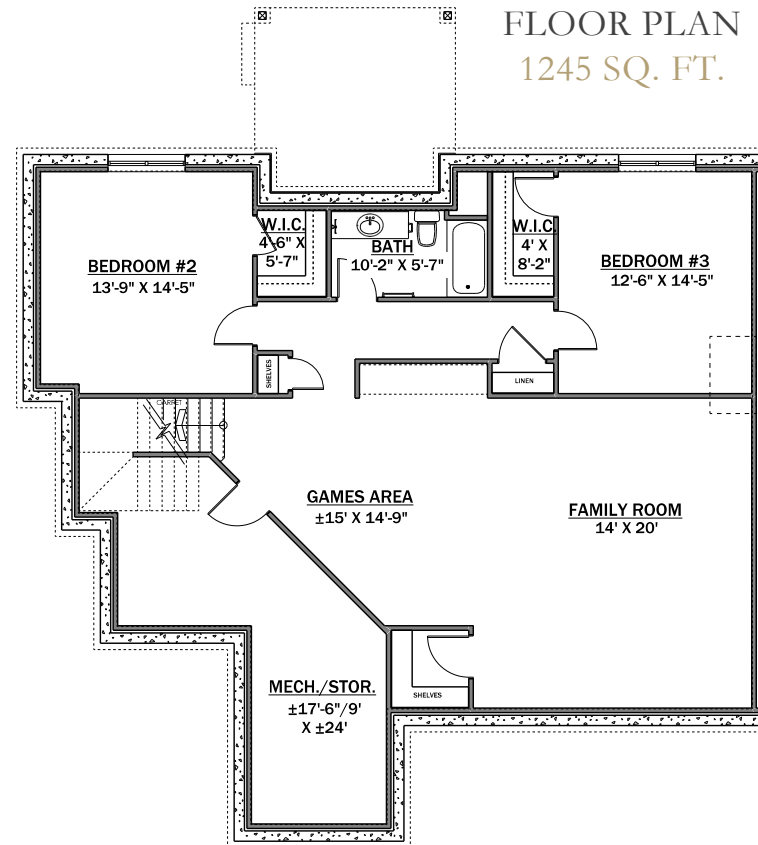
Step into our expertly crafted Mondavi model and experience for yourself the beautiful design and meticulous attention to detail that sets this home apart. The large foyer spills into the spacious kitchen boasting ample storage and you will be sure to appreciate the thoughtful placement of the sink as well as the abundant food prep and casual dining space the expansive island provides. The opulence extends to the great room, where elegant raised ceiling details enhance the unique appeal of this beautifully crafted home. A large covered deck awaits you on those days when you want to have a leisurely day to yourself outdoors. The master suite with its coffered, painted ceiling features a spa-like ensuite which includes a luxurious tub, dual sinks, and generous walk-in closet with a convenient adjacent laundry area, with abundant counter and cabinet space. A convenient flex room which can be transformed into a second bedroom, as well as a second full bath completes the amazing space on the main floor. Downstairs, customizable space for additional bedrooms, a full bathroom and lifestyle area completes this functional, beautiful residence.

*triumph*  
CAVANAGH

*Expect the best:*



**BASEMENT FLOOR PLAN**  
1245 SQ. FT.



- Raised ceilings on main floor
- Oversized, triple glazed Sunstop windows
- Granite countertops throughout
- Substantial selection of hardwood flooring
- Ceramic tile in bathrooms and laundry room, as per plan
- Stained or painted hand railing with wrought iron decorative spindles including a featured pattern and choice of select standard colors/finishes
- Direct vent gas fireplace with fan and custom built paint grade mantle, as per plan
- Grand tiled shower
- 8' Doors on main floor
- Zoned heating system with smart thermostats
- Floor drain in garage
- Electric car charger
- Gas to range and deck