

# Killarney Model Home

36' Single Family Home – Elevation C

Elegance and luxury come together seamlessly in the Killarney. The raised family room between the first and second floor features soaring ceilings, and optional statement fireplace and covered balcony.

The following items in the Killarney Model Home are available as additional investments through the Minto Design Centre:

## Great Room

- Designer selected fireplace surround
- Designer selected hardwood
- Fireplace mantel not installed
- Flex Plan: Fireplace relocated to side
- Designer selected fireplace

## Family Room

- Designer selected hardwood
- Fireplace mantel deleted
- Flex Plan: Additional designer selected fireplace
- Designer selected fireplace surround

## Den

- Designer selected hardwood

## Kitchen

- Waterfall countertop
- Larger microwave opening to accept microwave drawer
- Designer selected backsplash tile
- Designer selected hardwood
- Designer selected hood fan
- Enlarged fridge opening
- Extend backsplash behind 30" hood fan
- Extend backsplash behind floating shelves
- Flex Plan: Kitchen Layout B
- Fridge gable
- Increase upper cabinet height to 42"
- Kitchen light fixture relocated to above island
- LED puck lights
- Lift-up cabinet doors
- Plumbing rough-in for fridge
- Pots and pans drawer
- Floating shelves in lieu of upper cabinets

## Dining Room

- Designer selected hardwood

## Foyer

- Designer selected tile floor
- Sliding slab closet doors

## Main Floor Hallway

- Designer selected hardwood

## Second Floor Hallway

- Designer selected hardwood

## Primary Bedroom

- Designer selected hardwood

## Bedroom 2

- Designer selected carpet with upgraded chip foam underpad
- Sliding slab doors

## Bedroom 3

- Sliding slab closet doors
- Designer selected carpet with upgraded chip foam underpad

## Ensuite

- Two wall seamless glass shower door in chrome
- Designer selected shower tile floor
- Designer selected shower wall tile
- Designer selected tile floor
- Double sinks in vanity including full length mirror and two bathroom vanity lights

## Bath 2

- Designer selected tile floor
- Designer selected tub wall tile
- Double sinks in vanity including full length mirror and two bathroom vanity lights

## Powder Room

- Designer selected tile floor

## Laundry Room

- 36" upper cabinets
- Designer selected laundry sink cabinet
- Designer selected tile floor
- Flex Plan: Laundry cabinets with sink and faucet
- Rough-in for stackable laundry appliance
- Vanity cap not installed in laundry sink cabinet

## Mudroom

- Designer selected tile floor
- Sliding slab closet doors

## Basement

- Flex Plan: Finished Basement Rec Room
- Flex Plan: Larger Windows in Great Room
- Optional window in basement (availability varies by community)

## Basement Rec Room

- Designer selected floating floor

## Basement Bath

- Designer selected tile floor
- Designer selected tub wall tile
- Flex Plan: Finished Basement 3-Piece Bathroom

## Other Areas

- Increased second floor ceiling height to 9'
- Insulated standard garage door, with fully insulated garage
- Oak basement staircase, includes trim and handrail, with white painted spindles
- Oak main staircase, includes trim and handrail, with white painted spindles
- Smooth ceilings on second floor & basement
- Exterior potlights
- Carpet runner on staircase with upgraded chip foam underpad

## Throughout

- Designer selected bathtubs
- Designer selected faucets
- Designer selected interior door hardware, interior door style
- Designer selected kitchen, bathroom, and laundry room cabinetry with soft close doors and drawers
- Designer selected kitchen, bathroom, and laundry room cabinetry hardware
- Designer selected quartz countertops with undermount sinks
- Designer selected toilets
- Increased interior passage door height to 8'
- LED pot lights
- Designer selected trim

## Home Technology

- Audio System
- Ceiling speakers

## Mechanical

- Central air conditioning

## Exterior

- Designer selected exterior door hardware

The following items are not available through the Minto Design Centre and are displayed for decor purposes only:

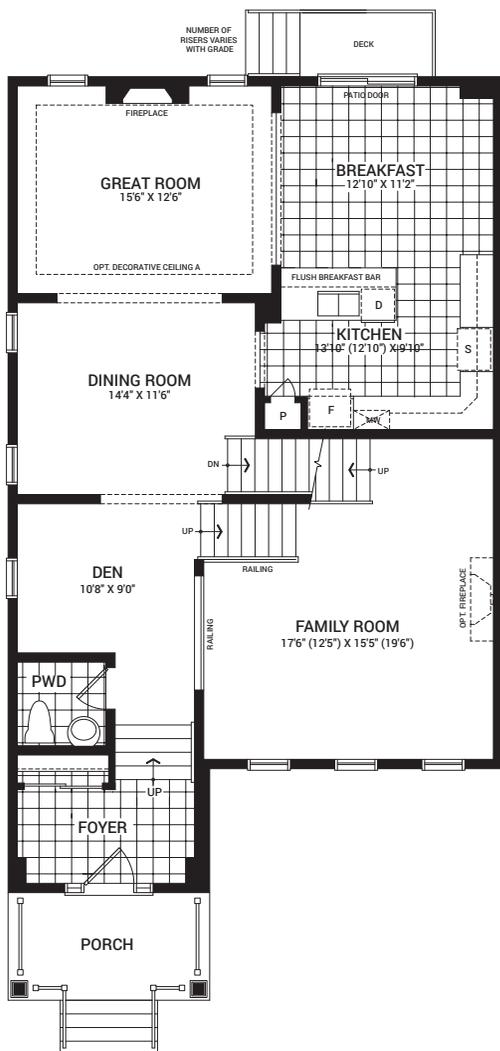
- Appliances
- Artwork and decorative mirrors
- Designer selected light fixtures
- Designer selected paint
- Eavestroughs
- Furnishing, accessories and window treatments
- Painted floor in unfinished areas in basement
- Telecom boxes in mechanical room
- Wi-fi enabled items through Enercare™ (cameras, smart home water shut off valve, security system, automated lighting)
- Humidifier bypass switch

The Minto Design Centre offers the most current features and finishes for our homeowners. Ask your Design Consultant for more information as options are subject to change and some features may no longer be available.

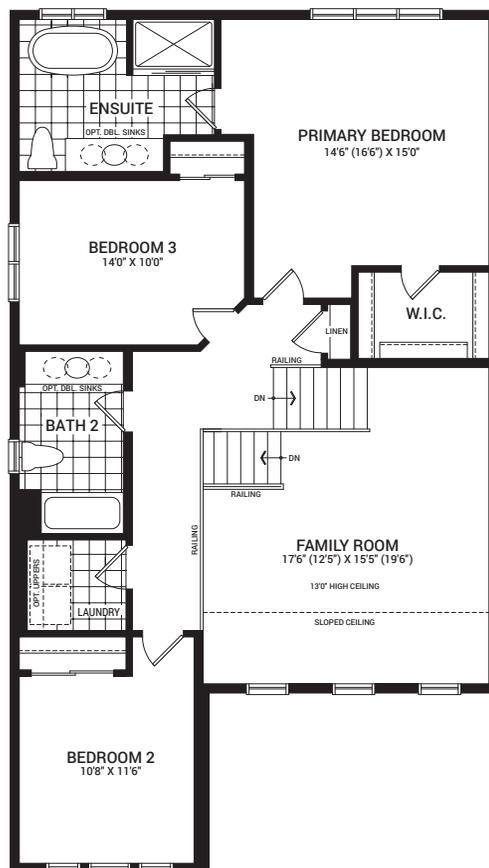
# Killarney

2,461 sq. ft.

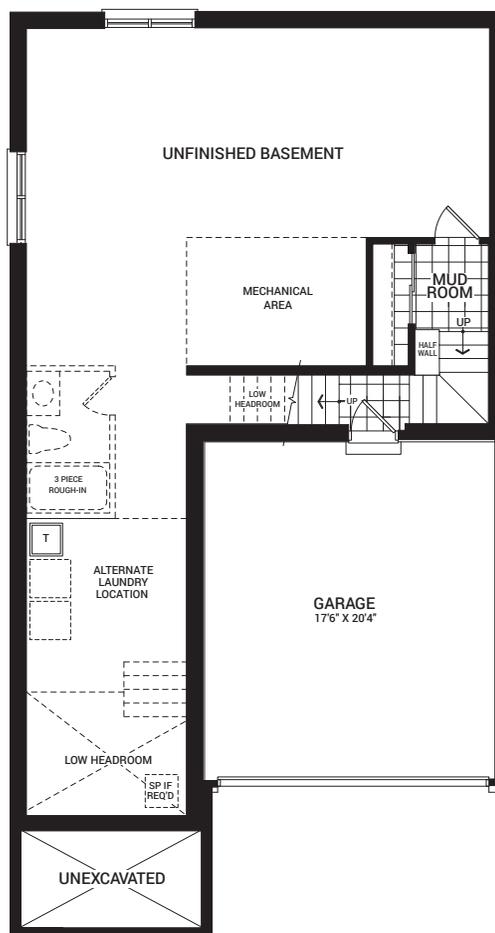
Floorplans vary depending on the phase and location of the community. Visit your Sales Centre for more information on what floorplan specifications are available to purchase in your community.



MAIN FLOOR



SECOND FLOOR



BASEMENT

*I'm here to inspire. As you visit this Model Home, please keep in mind that dimensions, features, and finishes have been updated and will vary slightly from what's available for purchase, as we are continually improving our home design and material selection. Talk to a Sales Representative for more information.*



All plans, dimensions, and specifications are subject to change without notice. Actual usable floor space may vary from the stated floor area. Column locations, window locations, and sizes may vary and are subject to change without notice. Renderings are artist's concept only. E.&O.E. May 2022

\*Ask our Sales Agents about other options for this home.