



*Lot 205,  
1263 Crossfield Avenue*

A unique 2 storey design with the Master Bedroom & Ensuite conveniently located on the main floor. Upstairs 2 bedrooms share a main Bathroom and a loft area open to the foyer & formal Dining Room below. The open concept Kitchen & Great Room lead to the Breezeway, Powder Room & Laundry area.

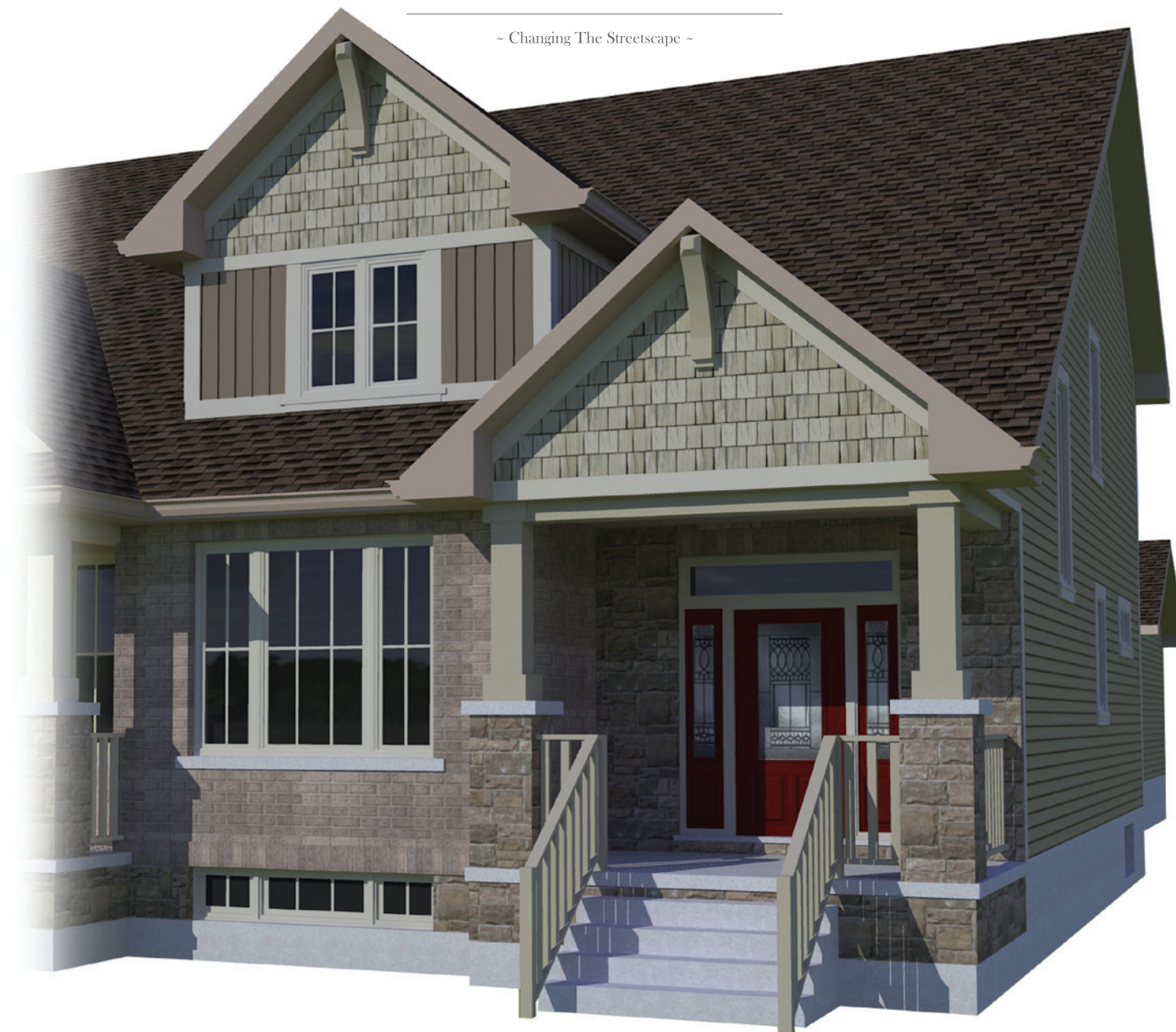
3 Bedroom, 2 Storey  
Main Floor Master Bedroom  
1,950sqft

Come Home to  
**CARACO**  
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**Augusta**

NEW URBANISM BY CARACO

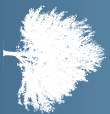
~ Changing The Streetscape ~



RENDERINGS, PLANS AND DIMENSIONS INCLUDING WINDOW LOCATIONS & MECHANICAL EQUIPMENT ARE APPROXIMATE AND SUBJECT TO CHANGE AT THE DISCRETION OF THE VENDOR. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. SUBJECT TO ERRORS AND OMISSIONS EXCEPTED. UPDATED 12/12/2011

*Artist's Concept*





# Augusta

NEW URBANISM BY CARACO

*Lot 205,  
1263 Crossfield Avenue  
INCLUDED FEATURES*

## CERAMIC TILE

- FOYER

## HARDWOOD 3" MAPLE

- GREAT ROOM, KITCHEN & DINING ROOM
- HARDWOOD STEPS FROM LAUNDRY TO GARAGE ENTRANCE

## POWDER ROOM

- VESSEL SINK
- ZEN CABINET
- FAUCET UPGRADE

## MAIN BATHROOM

- ONE PIECE TUB

## ENSUITE BATHROOM

- 5' SHOWER
- SHOWER FIXTURE UPGRADE

## KITCHEN UPGRADES

- CROWN MOULD
- GRANITE COUNTER TOP
- UNDER MOUNT SINK
- FAUCET UPGRADE
- EXTENDED EATING BAR
- SHAKER CABINETS
- HARDWARE UPGRADE
- PENDANT LIGHTS ABOVE ISLAND

## OTHER

- POT LIGHTS IN GREAT ROOM & KITCHEN
- WALL SCONGES IN DINING ROOM
- PAINT COLOUR UPGRADE
- FRONT DOOR UPGRADE
- CAPPED CEILING OUTLET IN DINING ROOM
- 3 PIECE BASEMENT ROUGH IN
- UPGRADED TRIM & ARCHITECTURAL DETAIL AS PER PLAN
- UPGRADED TOWEL BAR/TOILET PAPER HOLDERS
- VANITY HARDWARE UPGRADE ALL BATHROOMS
- UPGRADED BASEBOARDS ON MAIN FLOOR
- BLACK OTR
- STANDARD 4 ZONE AUDIO PRE WIRE
- REAR YARD FENCE, DECK AND PATIO

Subject to errors and omissions excepted.  
Updated 12/12/2011

**List Price \$394,900.<sup>00</sup>**

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