



# MERLOT II

1499 sq. ft.

1 Bedroom + Flex | 1.5 Baths

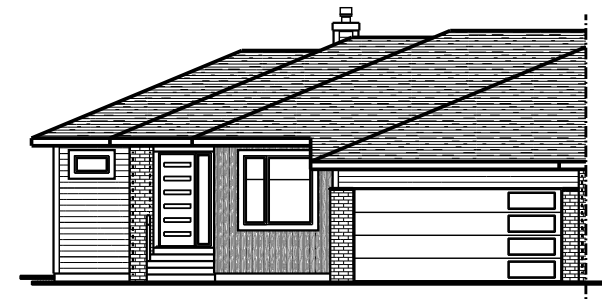
*Optional basement development - 1068 sq. ft.*

Crafted to give homeowners the ultimate entertainers plan, this unique floor plan offers an open concept living space and a privately located masters retreat. Step into the spacious kitchen with a flush eating bar, ready for guests to gather around. The working island and thoughtfully designed kitchen allows for ample food prep space.

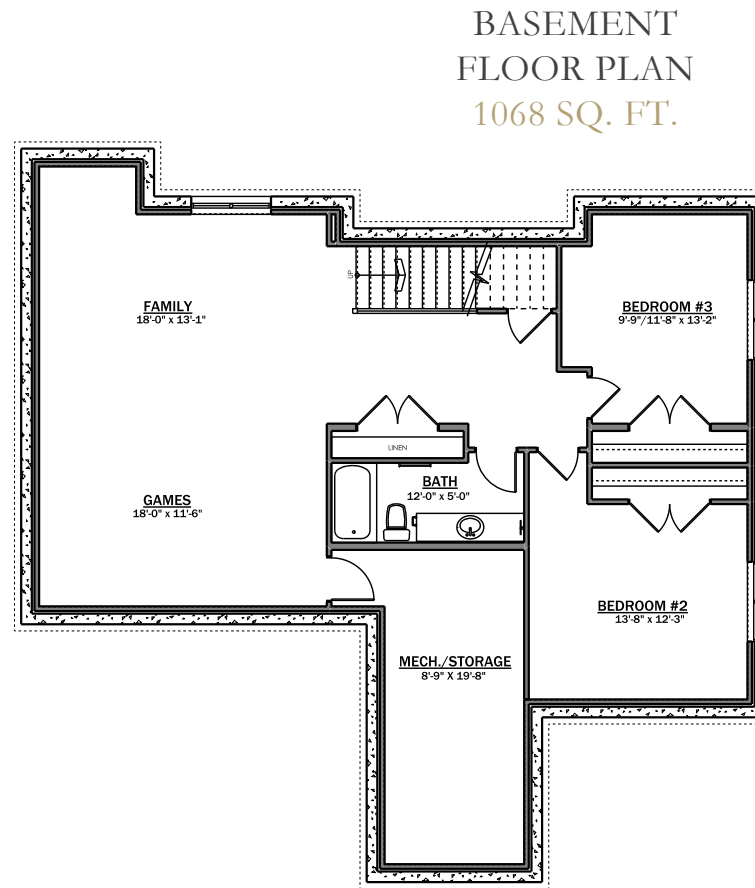
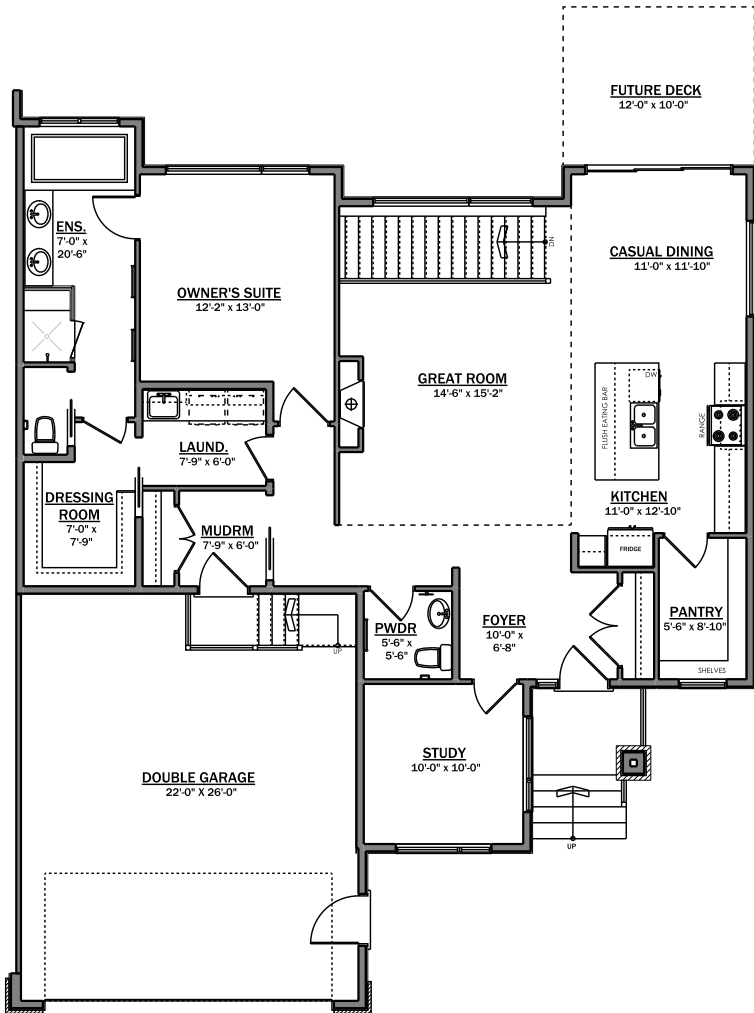
The opulence extends to the great room, where elegant raised ceiling details enhance the open feeling of this bright and beautiful space. A large open deck off the dining space awaits and allows for easy indoor and outdoor entertainment.

The owners suite offers a generous ensuite with dual sinks, a massive shower and walk-in closet with a convenient adjacent laundry area. A well placed flex room as well as a half bath complete this functional main floor.

Downstairs, customizable space for additional bedrooms, a full bathroom and lifestyle area completes this well appointed bungalow.



*Modern Prairie Elevation  
2-Car Garage*



*Expect the best:*

- Oversized, double glazed Sunstop windows
- Solid surface countertops throughout
- Substantial selection of vinyl plank flooring
- Luxury Vinyl Plank in bathrooms and laundry room, as per plan
- Direct vent gas fireplace with fan and custom built mantle, as per plan
- Grand tiled shower