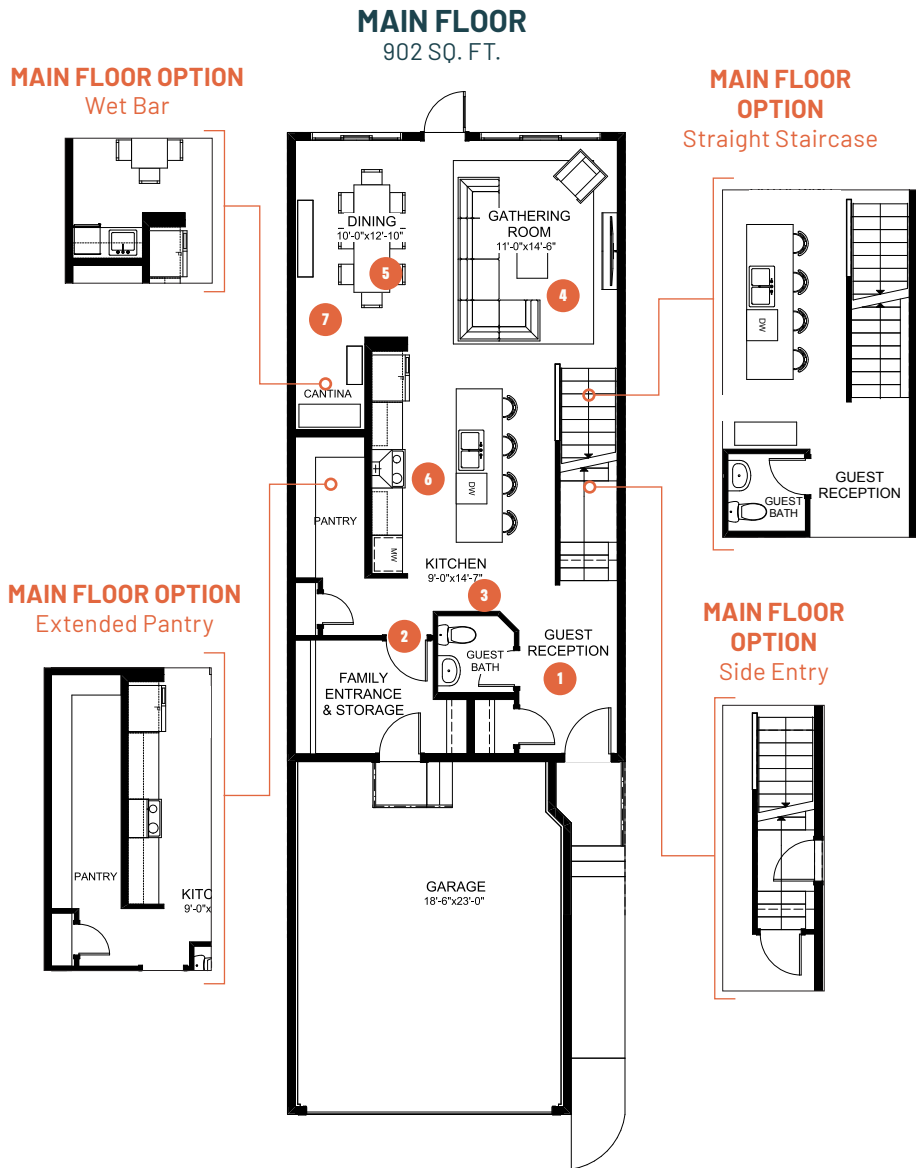


ENTERTAIN IMPRESSION 22

3 BEDROOMS | 2.5 BATHS | 1,997 SQ. FT. | 22' POCKET

Creating a standout impression is everything to you, so you believe in putting your best foot forward whenever you have guests over.

You're proud of your home and you're not afraid to show it off a little. You elevate your hosting game by thinking of every tiny detail like handwritten name plates, lush floral arrangements, a chef-inspired menu and drinks to match. **Entertain Impression** includes an oversized kitchen island and a large, dedicated dining space perfect for preparing and showcasing meals. The main floor flex area or "cantina" can be used as a bar or wine collection room. An upstairs recreation room works for more casual gatherings or a place for the kids to have a party of their own. Three bedrooms, including a primary suite with ensuite, are also located on the home's second floor.



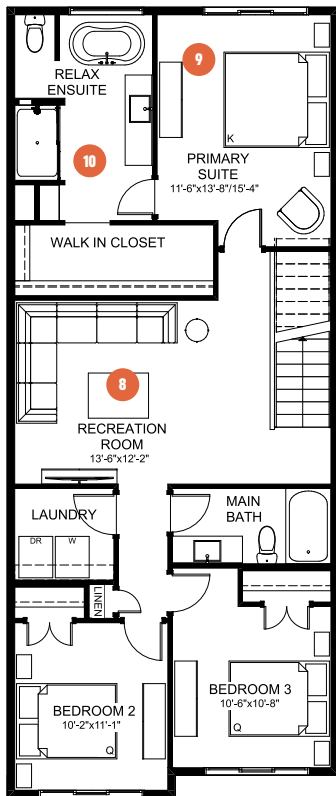
- 1 Open guest reception with storage to give your guests a great first impression
- 2 Closed off family entrance and pantry to store your ingredients and kitchen tools away from the main entertaining space
- 3 Tucked away guest bath for added privacy
- 4 Spacious gathering room to enjoy great company and conversations
- 5 Dedicated dining space for showcasing your favourite recipes
- 6 Kitchen with large countertop space to make cooking and serving your guests effortless
- 7 A flex area, or "Cantina", makes the perfect serving prep room or display of your favourite wines



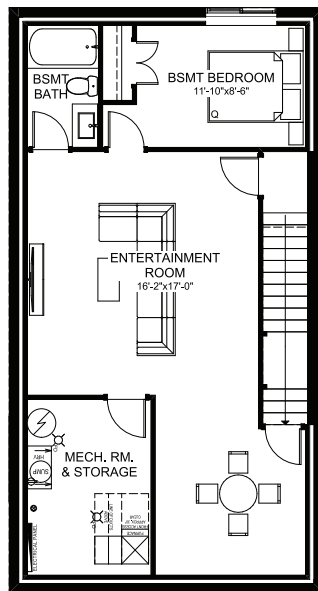
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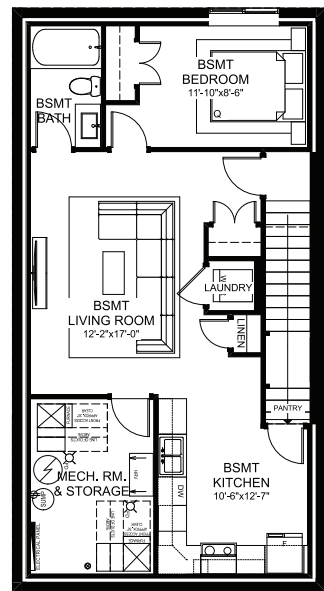
SECOND FLOOR 1,095 SQ. FT.



BASEMENT DEVELOPMENT OPTION 700 SQ. FT.



SECONDARY SUITE OPTION Basement Development 700 SQ. FT.



- 8** Large central recreation room lets you bring the fun upstairs
- 9** Relaxing primary suite with extra space to wind down after a night of hosting

- 10** Luxurious ensuite with free standing soaker tub and fully tiled shower to treat yourself after treating others