



Inventory Home:

19 Washburn Dr, Guelph

This home is available for early occupancy! Pricing details are available from **Finoro Homes.**

Ideal for the “Young Groovy” couple this home has all the ingredients of a social mecca. Grand 2 storey entrance, open living room to the kitchen/dinette with the kitchen island as the centre point. 9 ft ceilings on the main floor and basement add WOW factor! The main floor would be hardwood and ceramic of your choice. Double entry doors into a master bedroom that is large enough for the grandest of bedroom suites. It has a private ensuite, walk in closet and 2 windows overlooking the generous sized backyard. Stainless kitchen appliances are included as well as 1 year of free Rogers internet, home phone and cable. The cabinets are custom made for the kitchen and baths with many modern and traditional styles and colours to choose from. The price includes a paved double driveway, fully sodded lot and the Tarion Home Warranty.

Building Form:	Detached	Rooms	Level	Dimensions
Style:	2 Storey	Master bedroom	Above	14 ft ,6 in x 14 ft ,6 in
Square Footage:	1620	4pc Bathroom	Above	n/a
Lot Size:	39 X 109	4pc Bathroom	Above	n/a
Age:	new	Foyer	Main	9 ft x 7 ft
Heating Type:	Forced Air	Living room	Main	14 ft ,4 in x 13 ft
Heating Fuel:	Gas	Dining room	Main	10 ft x 9 ft
Exterior:	brick	Kitchen	Main	10 ft ,6 in x 10 ft
Bedrooms:	3 Bedrooms	2pc Bathroom	Main	n/a
Bathrooms:	3 Bathrooms	Laundry room	Main	8 ft x 5 ft
Garage:	Double Attached	Bedroom	Main	13 ft ,6 in x 10 ft
Zoning:	Residential	Bedroom	Main	10 ft ,8 in x 10 ft ,2 in

Contact: Finoro Homes Sales Representative
519-836-5141

THE
PERSEUS
 1603 sq.ft.
 INCL. 15 sq.ft. O.T.B.

Opt. Loft - 2037 sq.ft.



MAIN FLOOR PLAN



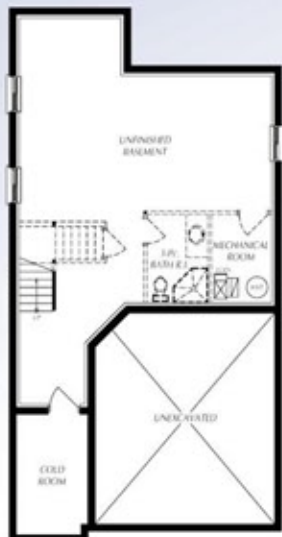
SECOND FLOOR PLAN
 Solar Series



OPTIONAL
 LUXURY
 ENSUITE



OPTIONAL LOFT FLOOR PLAN



BASEMENT FLOOR PLAN



PARTIAL SECOND
 FLOOR PLAN
 Galaxy Series



Each column vary by elevation (see renderings). Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. Mechanical boxes are not shown on floorplan and locations will vary. Illustrations depicted are an artist's concept of the completed building only. Illustrations may show optional features which may not be included in the base price. Steps or decks are not provided from the patio or secondary exterior entrance doorways. Front porch railings and handrails are not provided unless required by building code at additional cost to purchaser. Ask sales representatives for details. E. & O.E. January 2006

