



Inventory Home:

37 Washburn Dr, Guelph

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

If your family likes open concept then this is the plan for you. 2 storey grand entrance and rounded staircase greet you at the front door. The “Iron Chef” in your family will love the wrap around counter area and walk in butler’s pantry. The kitchen/dinette area’s are open to the family room with a spectacular cathedral ceiling and gas fireplace. Choose the stain for the hardwood in the family room and select all the ceramic tile. The master bedroom has a private ensuite, walk in closet, linen closet and 3 windows overlooking the front yard. The basement has a 9ft ceiling and oversized windows making for a beautiful area for future finished space if needed. Included are stainless kitchen appliances, sodded lot, paved double drive, 1 year of free Rogers internet, home phone and cable as well as the Tarion Home warranty. HST included on the purchase price

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|-----------------|-----------------|----------------|----------|----------------------------|
| Building Form: | Detached | Master bedroom | Above | 13 ft ,6 in x 13 ft |
| Style: | 2 Storey | 4pc Bathroom | Above | n/a |
| Square Footage: | 2075 | 4pc Bathroom | Above | n/a |
| Lot Size: | 44 X 111 | 3pc Bathroom | Basement | n/a |
| Age: | new | Foyer | Main | 11 ft x 8 ft |
| Heating Type: | Forced Air | Living room | Main | 25 ft ,6 in x 13 ft |
| Heating Fuel: | Gas | Dining room | Main | 14 ft ,6 in x 12 ft |
| Exterior: | brick | Kitchen | Main | 14 ft ,6 in x 12 ft |
| Bedrooms: | 3 Bedrooms | 2pc Bathroom | Main | n/a |
| Bathrooms: | 3 Bathrooms | Laundry room | Main | 9 ft x 6 ft |
| Garage: | Double Attached | Bedroom | Main | 12 ft ,10 in x 11 ft ,9 in |
| Zoning: | Residential | Bedroom | Main | 11 ft ,8 in x 10 ft ,6 in |

Contact: Finoro Homes Sales Representative
519-836-5141

THE PISCES

3 BDRM 2075 sq.ft.

4 BDRM 2449 sq.ft.

INCL. 93 sq.ft. O.T.B.



MAIN FLOOR PLAN
Solar Series



PARTIAL MAIN FLOOR PLAN
Galaxy Series



SECOND FLOOR PLAN
3 BEDROOM OPT.
Solar Series



PARTIAL SECOND FLOOR PLAN
Galaxy Series



SECOND FLOOR PLAN
4 BEDROOM OPT.
Solar Series



BASEMENT FLOOR PLAN



Perch columns 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. First 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

