



## **The Monarch**

### **HOME SPECIFICATIONS • 74' X 16'**

This stunning 2 bedroom, 2 bathroom mini home is designed to entertain with ease. The butterfly roof design allows for a high sloped ceiling and large windows throughout the entire home. It's main living area offers a full sized dining room, spacious living area, stunning kitchen and large patio doors to lead onto your deck. This home is sure to leave a lasting impression.

#### **Exterior:**

- ✓ Butterfly Roof Style
- ✓ R22 Wall Insulation / R31 Floor Insulation / R50 Roof Insulation
- ✓ Upgraded Exterior Lights T/O – Colour “Black”
- ✓ Upgrade Vinyl Siding – Colour “Sapphire Blue”
- ✓ Board and Batten Vinyl Siding – Colour “Gunmetal”
- ✓ Custom White Windows by Kholtech Windows & Entrance Systems – White 3 ½” Exterior Trim
- ✓ 4 Panel Kholtech Sliding Patio door – Colour White with Sliding Screen Door
- ✓ Black Soffit and Fascia
- ✓ Custom 3 Window Atriums

#### **Interior:**

- ✓ Crackfilled and Painted throughout – Colour “Intense White”
- ✓ Wood Shelf over Washer/Dryer – Colour “Coffee Bean”
- ✓ Custom 18” Entry Bench at Back Door c/w White Cubbies and Matte Black Coat Hooks, Seat Stained “Coffee Bean”
- ✓ Upgrade Cabinets – Colour “Classic Grey Oak Frost”
- ✓ Custom Corner Pantry
- ✓ Crown Moulding T/O Kitchen
- ✓ 24” Floating Shelf in Kitchen – Colour “Coffee Bean”
- ✓ 3” x 6” Glossy White Subway Tiled Backsplash in Kitchen
- ✓ 72” Island c/w 36” Bartop – Colour “Moss Oak Frost”
- ✓ 2 Panel Smooth Square Interior Doors – Colour White
- ✓ Upgrade Black Hinges and Matte Black Door Knobs
- ✓ Walk in Closet in Bedroom 1
- ✓ Pocket Door at Bedroom 1 and Bedroom 2
- ✓ Smooth Painted Ceiling
- ✓ Sloped Ceiling T/O
- ✓ Colonial Trim Package – Colour White
- ✓ White Bathroom Fixtures
- ✓ Upgraded Plumbing Faucets
- ✓ MAAX 60” Shower with seat in Ensuite
- ✓ Upgrade LED Lighting Throughout

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