



SPLENDOUR

LOT 2

MOVE IN READY HOME

This stunning Luxury Single-family home in the heart of Niagara Falls is jam packed with elegant finishes and features, a contemporary and modern elevation with upgraded exterior package. The ELEGANCE model boasts a double car garage, 5 beds, 3 baths with a laundry feature on the second floor.



3,018 sq ft.
Including
Finished
Basement

5 Bed

3 Bath

\$1.285M

PREMIUM MODEL SELECTION PACKAGE:

- Quartz Countertops Throughout
- Engineered Hardwood Throughout Main and Second Level
- Upgraded Extended Cabinetry with Crown Moulding
- White Oak Stairs and Handrails from Main to Upper Level
- Flat 9' Ceilings
- Additional Pot Lights
- Upgraded Plumbing Fixtures
- Luxury Flooring Package Throughout

LUXURY UPGRADES (INCLUDED):

- Walk-Up Stairwell
- Fully Finished Lower Level
- Paved Driveway
- 8' Double Entry Doors
- Oversized Window Package
- 2nd Garage Entry Door





SPLENDOUR

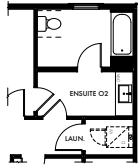
LOT 2

SPLENDOUR ELEGANCE

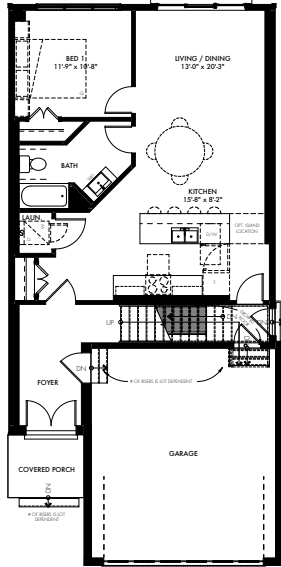
36-MM, ELEV B | 2266 SQ FT + WALK UP



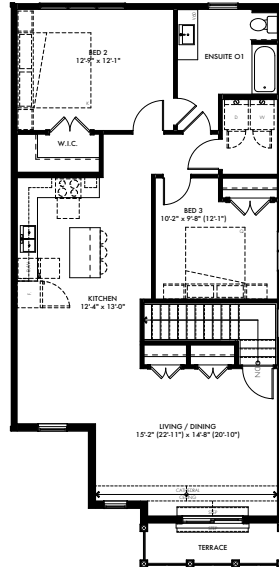
ELEVATION B



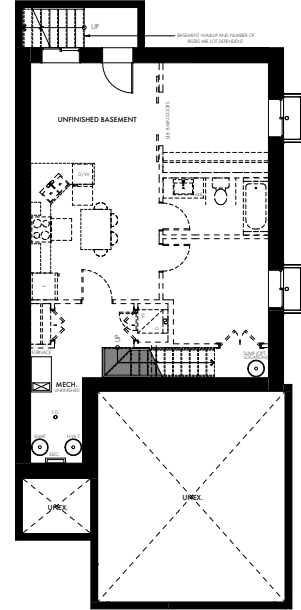
BATHROOM OPT. 2



MAIN FLOOR
988 SQ FT



SECOND FLOOR
1278 SQ FT



BASEMENT + WALK UP
762 SQ FT

