



PORTLAND

2,945 SQ FT.

399 Longworth Avenue
HORIZON SERIES 44' LOT
Phase 1 | Lot 37



\$1,370,900

MOVE IN FALL 2024

DESIGNER FINISHED HOME

Standard 4 Bedroom layout with High-back basement walk out & extended games room

Over \$50K in Structural/Framing Upgrades
Over \$40K in Upgraded Finishes
Over \$11K in Custom Closets

UPGRADES

Oak hardwood staircase from Ground to bedroom floor
Free standing tub with a 3x5 Dual threshold shower in Bath 1
46" Linear fireplace
Railing in lieu of half wall
Engineered hardwood in the bedroom floor hall and loft
Vanity in the Powder room in lieu of a pedestal sink

CONTACT INFORMATION

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R-2000*

All illustrations are artist concepts and should be used as reference only. Plans and specifications are subject to change without notice. All dimensions are approximate. Actual usable floor space may vary from stated area. Structural/mechanical requirements may result in bulkheads, dimensional revisions and/or minor adjustments that follow Tarion regulations. Exterior steps and landings, including garage, may vary with site grading. Brick sides and rears are subject to site specifications. R-2000 is an official mark of Natural Resources Canada. Used with permission. E. & O. E. 24/01/2024

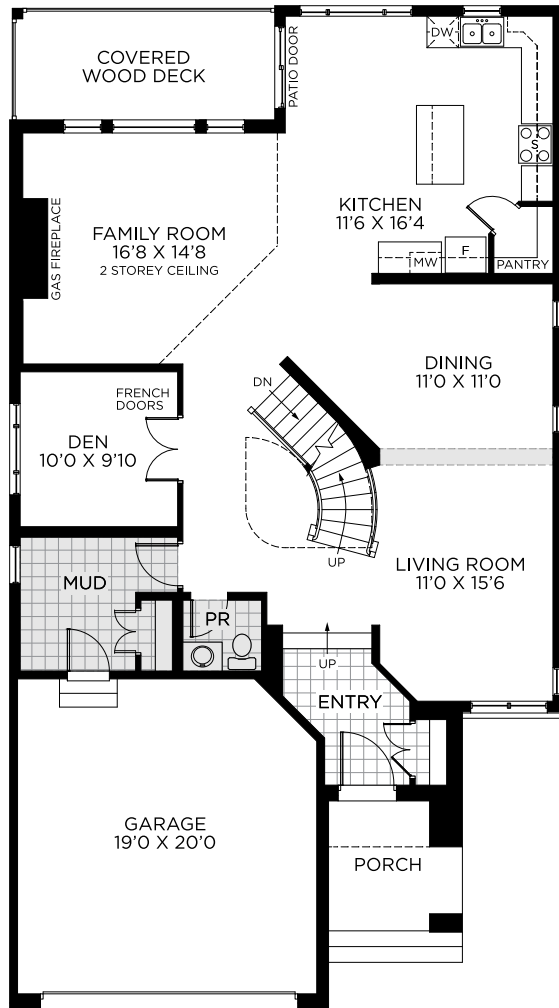


PORTLAND

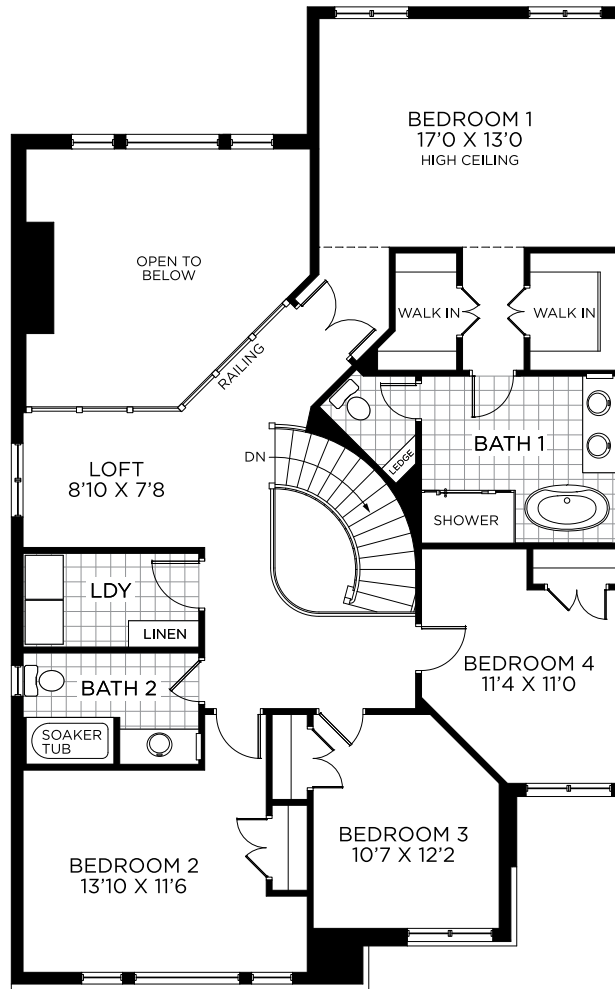
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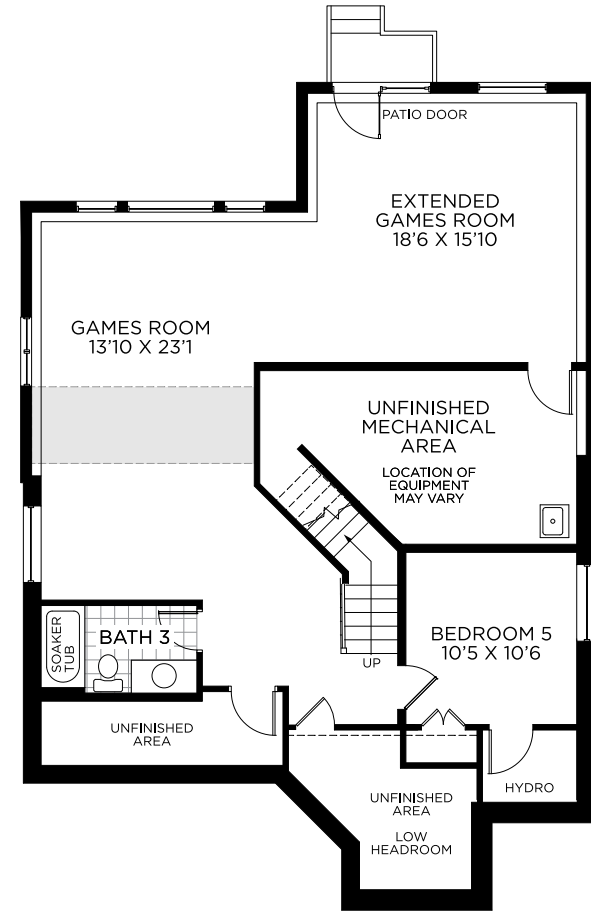
FLOORPLANS



GROUND FLOOR



BEDROOM FLOOR



BASEMENT
FINISHED AREA 948 SQ.FT.

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FLOORING & PAINT THROUGHOUT



1



1
HARDWOOD
Lauzon Expert Essential
(Matte) — Smoky Grey
3 1/8"

2



2
CARPET
Minotaur Morning
Light

3



3
**Entry, Powder room & Mudroom
Floor Tile**
Centura Sempre Carrara (Matte)
12 x 24

4



4
PAINT
Benjamin Moore
Balboa Mist
(OC-27)

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KITCHEN



1
COUNTERTOP
Eternal Calacatta Gold
(Polished)

2
BACKSPLASH
Olympia Picadilly
Blanco (Glossy)
4 x 12

3
KITCHEN FAUCET
Delta Osler Stainless
Steel

4
RANGE HOOD
SCB-51930 - Stainless
Steel Cyclone Canopy
30"

5
SINK
Blanco Quatrus R15 U
Modern Super Single
Bowl Undermount

6
CABINTRY
Coventry - Satin White

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BATH 1



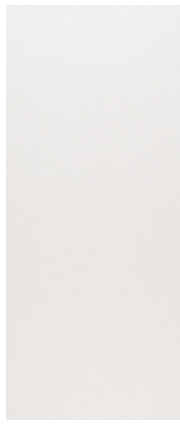
1



2



3



4



5



6



7



9



10



8



1
FLOOR TILE
Centura Sempre
Carrara (Matte)
12 x 24

2
WALL TILE
Euro Soho Canvas
White (Matte)
4 x 16

3
COUNTER
Frost White

4
CABINETRY
Lockheart - Frappe

5
TUB
Maax Delsia Free
Standing Tub

6
FAUCET
Standard Chrome

7
SHOWER TRIM & ROMAN
TUB FAUCET
Standard Chrome

8
SINK
Colette

9
TOILET
Standard

10
ACCESSORIES
Electra Satin Nickel

PORTLAND

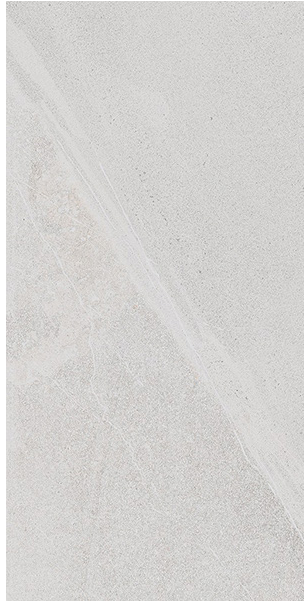
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BATH 2



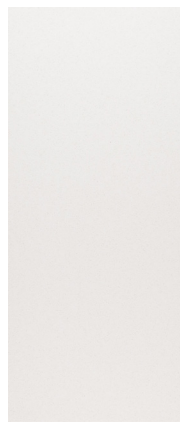
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2



3



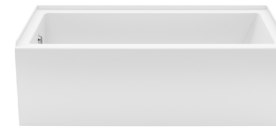
4



5



6



7



10



8



9



1
FLOOR TILE
Centura York Bone
(Matte)
12 x 24

2
WALL TILE
Euro Soho Canvas
White (Matte)
4 x 16

3
COUNTER
Frost White

4
CABINTRY
Lockheart - Frappe

5
FAUCET
Standard

6
TUB
Maax Rubix Soaker
Tub

7
SHOWER TRIM
Standard Chrome

8
SINK
Colette

9
TOILET
Standard

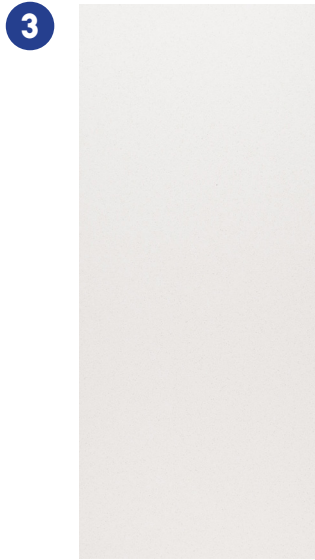
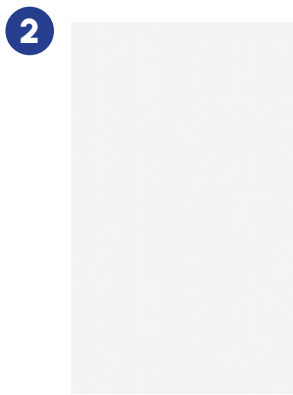
10
ACCESSORIES
Electra Satin Nickel

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BASEMENT BATH



1
FLOOR TILE
Euro Pasha Regency
Sand (Matte)
13 x 13

2
WALL TILE
Euro Prissmacer Blanco
(Glossy)
8 x 12

3
COUNTER
Frost White

4
CABINETRY
Lockheart - Frappe

5
FAUCET
Standard

6
SHOWER TRIM
Standard

7
SINK
Colette

8
TOILET
Standard

8
ACCESSORIES
Standard

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POWDER ROOM



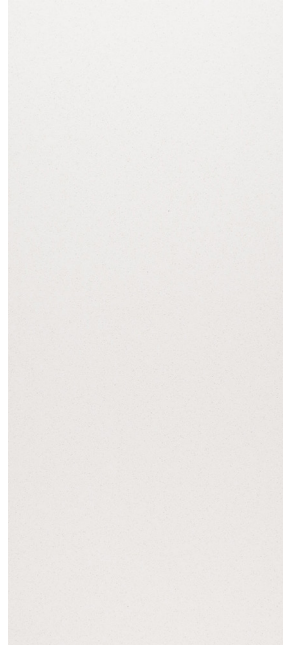
1



2



3



4



5



6



7



1

FLOOR TILE

Centura Sempre
Carrara (Matte)
12 x 24

2

FAUCET

Standard

3

COUNTER

Frost White

4

CABINETRY

Lockheart - Frappe

5

SINK

Colette

6

TOILET

Standard

10

ACCESSORIES

Electra Satin Nickel

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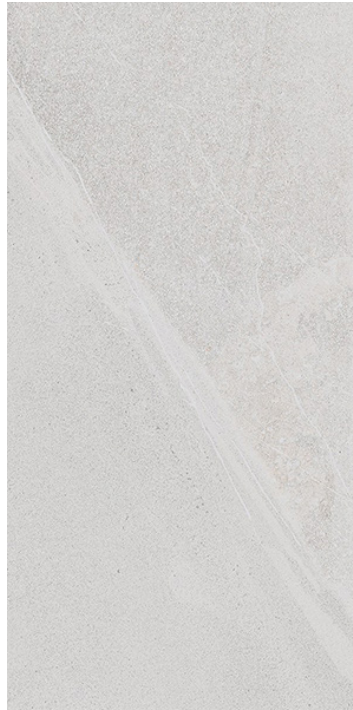
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LAUNDRY



1



1
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Centura York Bone
(Matte)
12 x 24

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FIREPLACE & DOORS



1



2



3



4



1 FIREPLACE

Linear & box beam wood
mantel in Wyndham
46"

2 INTERIOR DOORS

Standard & Standard
French Door at Den

3 EXTERIOR HARDWARE

London Matte Black

4 INTERIOR HARDWARE

Standard