



HILLSBORO

2,819 SQ. FT.

RIVERSIDE SOUTH

810 Acai Street
PACIFIC SERIES | 44' LOT
Phase 117-1 | Lot 46

\$1,234,900

CLOSING FALL 2024

STANDARD LAYOUT WITH OPTIONAL 4TH BEDROOM IN LIEU OF LOFT
& 2.5 BATH WITH FINISHED BASEMENT BEDROOM AND BATH

Net Zero Ready Home

\$50K in Structural/Framing Upgrades

\$4K in Electrical Upgrades

\$53K in Upgraded Finishes

incl. engineered hardwood in hallway on the bedroom floor; black metal spindles and fully tiled fireplace (2-storey)

Upgrades include: 46" linear fireplace on ground floor and in basement

Oak hardwood staircase with iron spindles from main to bedroom floor

Vanity in lieu of pedestal sink

Freestanding tub in Bath 1

3x5 shower in Bath 1 and Basement bath

Wet Bar in Basement

CONTACT INFORMATION

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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



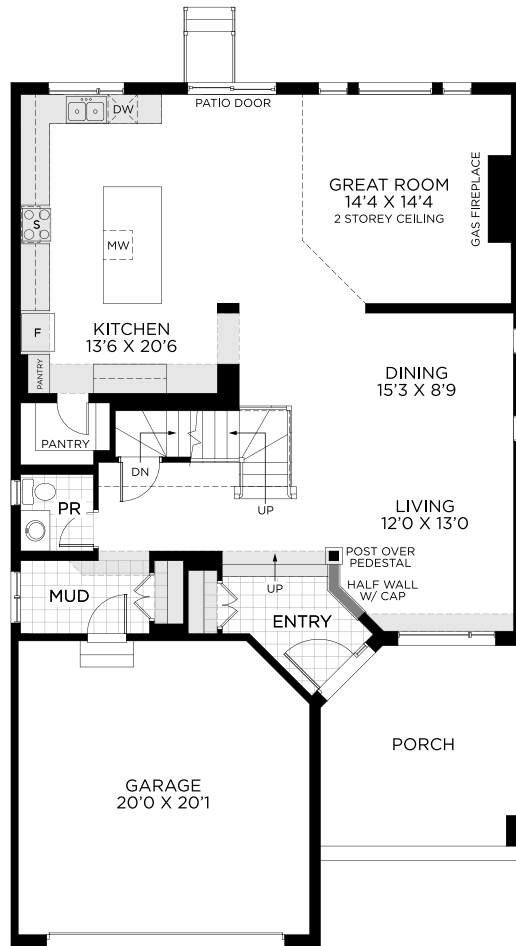
HILLSBORO

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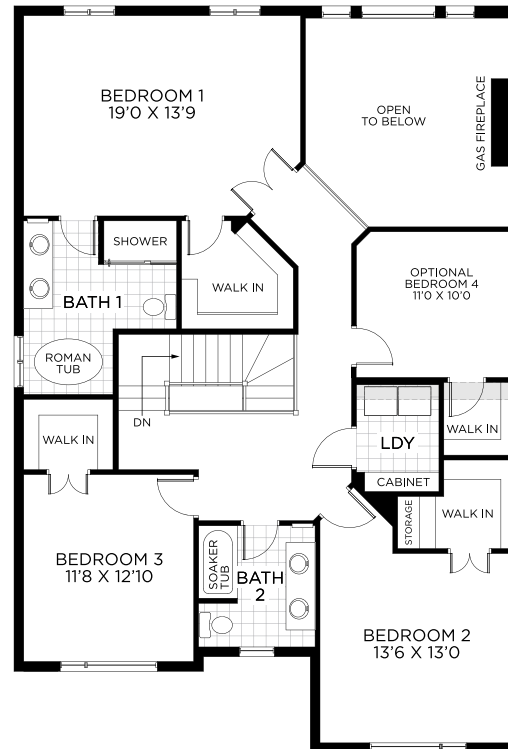
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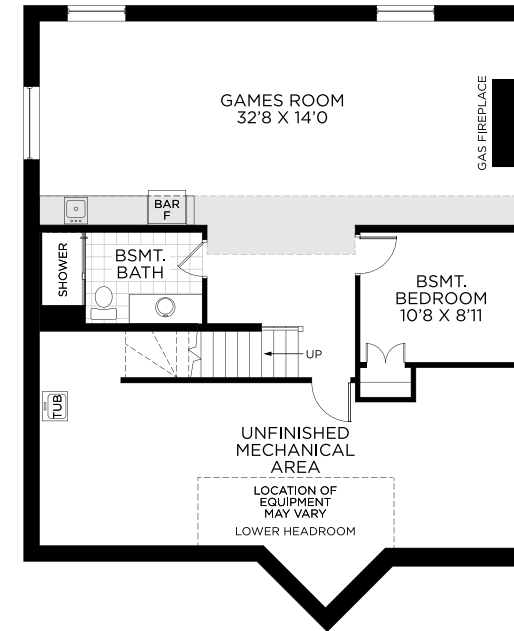
FLOORPLAN



GROUND FLOOR



BEDROOM FLOOR



BASEMENT - FINISHED AREA 602 SQ.FT.

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FLOORING AND PAINT THROUGHOUT

1



2



3



4



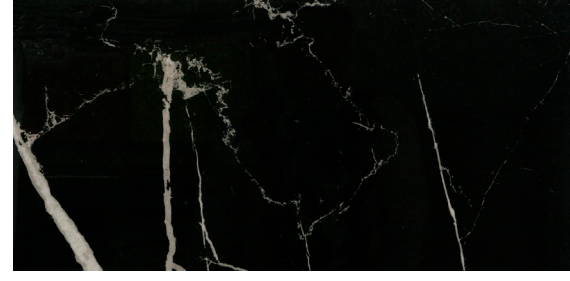
5



6



7



8



9



10



11



1
HARDWOOD
Biyork 6 Engineered
European Oak Valencia
includes upper hall
UPGRADE

2
CARPET
Minotaur -
Morning Light

3
**ENTRY & MUDROOM
FLOOR TILE**
Euro Pasha Mayfair
Calacatta Oro (Glossy)
24 x 24 UPGRADE

4
BATH 1 FLOOR TILE
Euro Millenium Abadia
Bianco (Glossy)
12 X 24

5
**BATH 2, BASEMENT
BATH & LAUNDRY
ROOM FLOOR TILE**
Olympia Duomo Blanco
(Matte) 12 x 24

6
**BASEMENT WET BAR
FLOOR TILE**
Centura Pirite Dark
Grey (Matte)
12 x 24

7
**POWDER ROOM FLOOR
TILE**
Olympia Nero Marquina
Eterna (Glossy)
24 x 24

8
PAINT
Benjamin Moore - Decorator's White
(CC-20)

9
GARAGE PAINT
Benjamin Moore - Stonington Gray (HC-170)
Paint all interior walls of garage UPGRADE

10
BASEMENT FEATURE WALL PAINT
Benjamin Moore - Abyss (2128-20)
UPGRADE

11
POWDER ROOM VANITY WALL PAINT
Vanity Wall - Benjamin Moore - Jet Black (2120-10)
UPGRADE

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KITCHEN

1



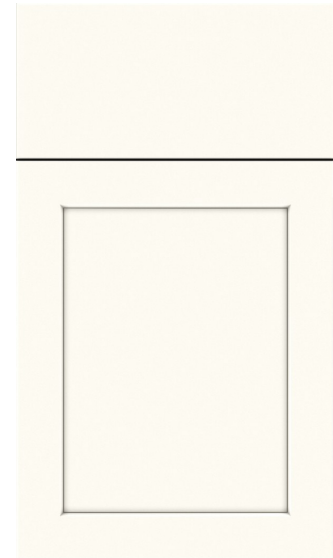
2



3



4



5



6



1
RANGE HOOD
SCB-51436SS 36" Stainless
Steel Cyclone Canopy Range
Hood
UPGRADE

2
KITCHEN BACKSPLASH
Ceratec Metallica White
(Glossy)
2.2 x 9.3
UPGRADE

3
COUNTER
Calico White
UPGRADE

4
CABINTRY
Preston - Textured White

5
KITCHEN FAUCET
Delta Trinsic Champagne
Bronze
UPGRADE

6
SINK
Blanco Blanco Quatrus
R15 U2 modern double
bowl
UPGRADE

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BATH 1

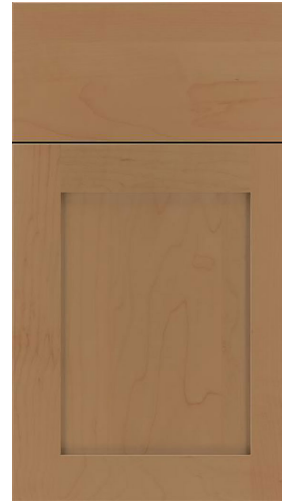
1



2



3



4



5



6



7



8



9



10



1
WALL TILE
Euro Millenium Abadia
Bianco (Glossy)
12 X 24

2
COUNTER
Snow White

3
CABINETRY
Salem - Tuscan

4
TUB
Maax Delsia
UPGRADE

5
FAUCET
Standard

6
SHOWER TRIM
Standard

7
TUB FAUCET
Delta Vero with
Handshower -
Chrome UPGRADE

8
SINK
Contrac Colette
UPGRADE

9
TOILET
Standard

10
ACCESSORIES
Standard

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BATH 2

1



2



3



4



5



6



7



8



1
WALL TILE
Olympia Duomo Blanco
(Matte)
12 X 24

2
COUNTER
Snow White

3
CABINTRY
Contempra -
Textured Pier

4
FAUCET
Standard

5
SHOWER TRIM
Standard

6
SINK
Contrac Colette
UPGRADE

7
TOILET
Standard

8
ACCESSORIES
Standard

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BASEMENT BATH

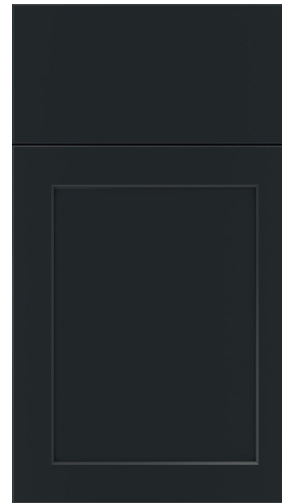
1



2



3



4



5



6



7



8



1
WALL TILE
Olympia Colour & Dimension
Series Sapphire (Glossy)
4 X 16
UPGRADE

2
COUNTER
Snow White

3
CABINETY
Preston - Satin
Starless
UPGRADE

4
FAUCET
Standard

5
SHOWER TRIM
Standard

6
SINK
Contrac Colette
UPGRADE

7
TOILET
Standard

8
ACCESSORIES
Standard

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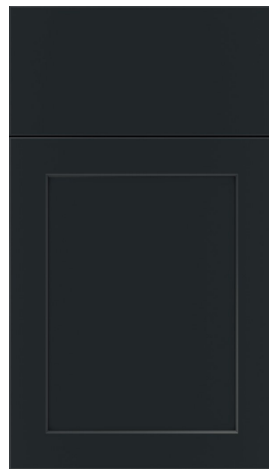
BASEMENT WET BAR

1



1
COUNTER
Snow White

2



2
CABINTRY
Preston - Satin
Starless
UPGRADE

3



3
FAUCET
Delta Trinsic Bar Faucet
Champagne Bronze
UPGRADE

4



4
SINK
Blanco Quatrus Bar
Sink
UPGRADE

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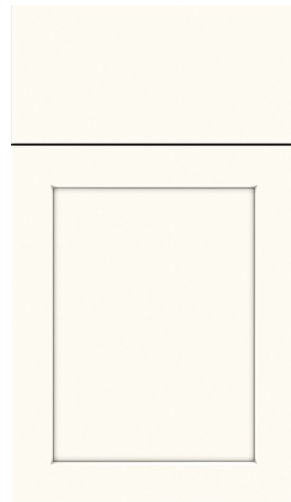
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POWDER ROOM

1



2



3



4



5



6



1
COUNTER
Snow White

2
CABINTRY
Preston - Textured
White

3
FAUCET
Delta Trinsic
Champagne Bronze
UPGRADE

4
SINK
Standard

5
TOILET
Standard

6
ACCESSORIES
Standard

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FIREPLACE AND DOORS

1



2



3



4



4



1
FIREPLACE
Linear 46 on main
floor and basement
UPGRADE

2
2 STORY FIREPLACE TILE
EuroPasha Mayfair
Calacatta Oro (*Glossy*)
24 X 24 UPGRADE

3
DOORS
Standard

4
INTERIOR HARDWARE
Standard

5
EXTERIOR HARDWARE
Standard