



\$817,000

THE LORELEY

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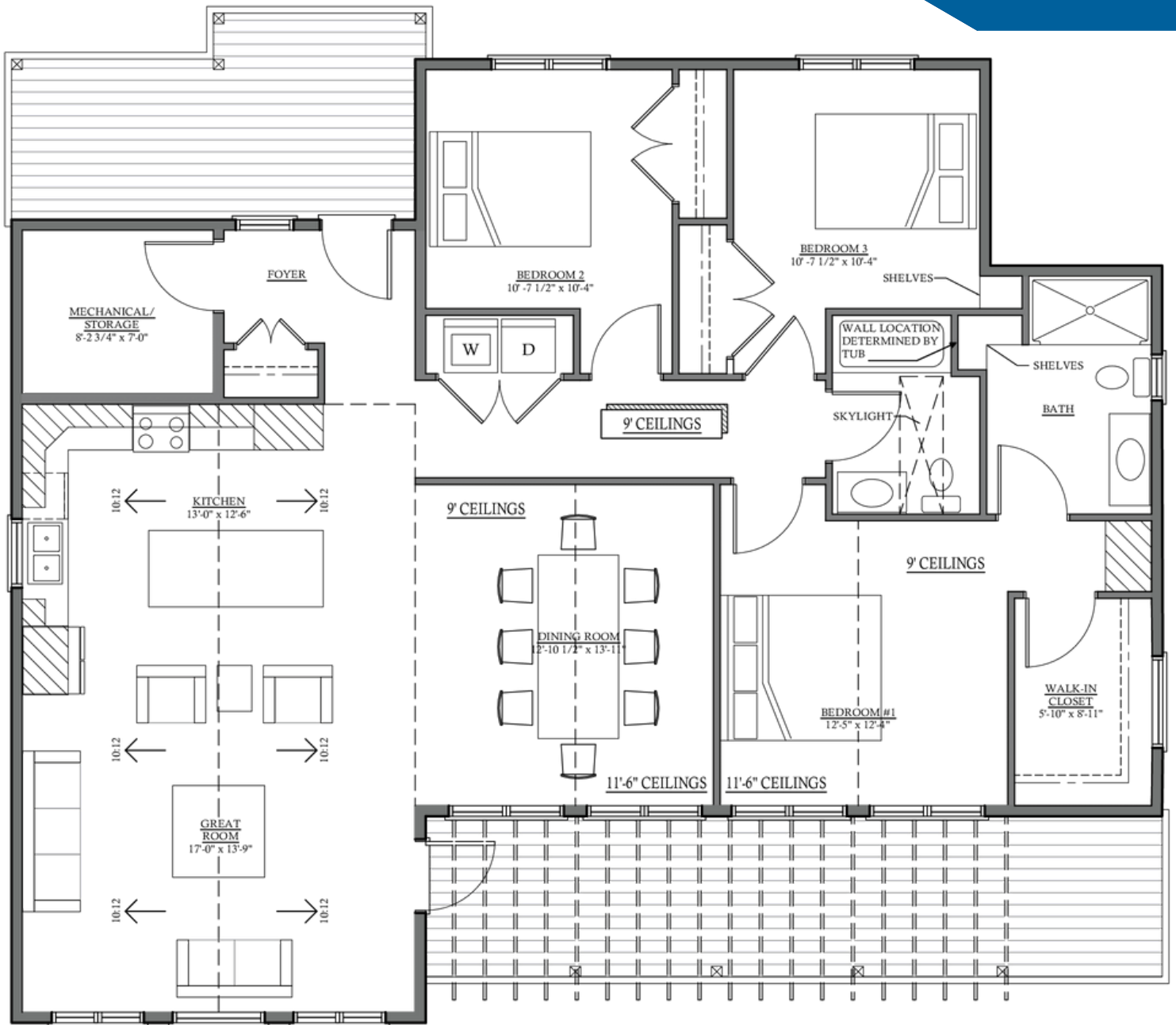




FEATURES

1622 Square Feet | 3 Bedrooms | 2 Bathrooms

- Large Open Concept, Kitchen-Dining-Living Area
- Custom kitchen with quartz countertops included
- Generous primary bedroom with raised ceiling
- Working from home with 2 optional offices
- Over 12 feet vaulted ceiling great room and sunroom
- Ensuite bathroom with custom tiled shower
- Full ocean view deck with overhead pergola, perfect for relaxing or entertaining
- Oversized windows throughout to capture western ocean views and sunsets
- High End Laminate floor
- Ducted Heat Pump system to heat and cool entire house
- Maintenance free siding with shake impressions in gables
- Covered entrance/ deck area



HOUSE AMENITIES

Foundation	Insulated Slab on Grade with 4 ft frost walls around the perimeter
Framing	Conventional 2"x6" lumber framing including timber framed elements
Deck	Pressure Treated Wood deck with Overhead Pergola
Windows & Doors	High End, Energy Efficient, Maintenance Free Vinyl Windows
Heating	Energy Efficient Ducted Heat Pump
Cooling	Energy Efficient Ducted Heat Pump to cool complete house
Siding	Maintenance Free Vinyl Siding
Roof	High Quality Certainteed Landmark Pro Asphalt Shingles
Eavestroughing	Aluminum White Eavestroughing along roof line
Electrical	Supply & Install electrical wiring according to Nova Scotia building code including 3 data/TV outlets + generator panel
Plumbing	High End PEX pipes installed to NS building code
Insulation	R20 batts + 1" rigid foam in exterior walls and R 30 batts in ceiling for energy efficiency
Water Supply	Drilled Well
Trim	Supply and Install custom trim including Flat stock MDF trim around windows/door/foor and flat stock pine window sills

HOUSE AMENITIES

Custom Cabinets

Custom bathroom vanities and custom kitchen cabinets include quartz countertops

Interior Doors

Modern Hollow core design installed with standard door hardware

Light Fixture Allowance

Designer light fixtures included

Plumbing Fixture Allowance

High End Plumbing Fixtures (CSA approved) Included

Flooring/Tiling

High end Laminate Flooring throughout house; high end floor tile in Bathrooms and Laundry room; Custom tiled showers. Tiled backsplash in kitchen and bathrooms

Water Treatment System

Full Water Treatment System Included

Warranty

First Year Home Warranty including lifetime structural Home Warranty provided by Lux Home Warranty





Custom Kitchen & Vanities from



Kitchen & Bathroom fixtures from





SHAG END
— PENINSULA —

OUR COMMUNITY

Between sheltered sea bays and virgin forest, the Shagend peninsula presents itself as a very rare jewel. Located in one of the most beautiful stretches of the Nova Scotia shoreline the characteristic headland is protruding into the Atlantic ocean as a unique symbiosis of land and water.

Do you feel like joining us on a journey to a great adventure? Our expedition will take you to the Shag End Peninsula and show you the unique and distinctive beauty of this development – just 30 minutes from Halifax and 45 minutes from the Halifax International Airport.





MEET THE BUILDERS

The inspiration behind Chester Builders was driven by our desire to build the QEII Grand Prize Cottages at Skipper Hill Estates and Marina. In our first year of business, we were honoured to be awarded two prestigious Peak Awards for The Most Outstanding New Home from the Nova Scotia Home Builders Association.



PRESENTED BY



With extensive experience in building quality homes under tight timelines Chester Builders have entered the residential home building market. Chester Builders is dedicated to custom creations, unique to the aspirations of our clients which allows us to be fully attentive and on the building site throughout the entire design and build process.



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