

Walk-In Closet

Third

3pc Ensuite bath
Legal/Tax/Financial

Third

Condo Fee:
\$263

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: 0000000

Remarks

Pub Rmks: **Welcome to Lavender Hill at Rockland Park! This modern 3-storey townhome by Homes by Avi blends contemporary design with comfort, perfect for first-time buyers, downsizers, or investors. The Jasmine model offers a well-thought-out layout and quality finishes for effortless living. The main floor welcomes you with an attached two-car tandem garage, providing generous room for parking and storage. Head upstairs to the open-concept second floor, where the living room, dining area, and kitchen seamlessly connect—an ideal setting for entertaining or unwinding. The kitchen features a breakfast bar, with standard sleek quartz countertops. A 2-piece bath and a rear patio with gas lines for a future BBQ enhance this level, perfect for alfresco dining. Up on the third floor, the master bedroom serves as a peaceful retreat with a large walk-in closet and a private 3-piece ensuite. A secondary bedroom, also equipped with a walk-in closet, and a 3-piece main bath offer added convenience. A dedicated laundry room is located on this floor for ultimate ease. The versatile den is ready for whatever you envision—whether it's a home office, gym, or creative space. As a BUILT GREEN® certified home, this townhome offers energy efficiency along with style. Enjoy the private courtyards and attached garages for added convenience. Living at Lavender Hill means you're just a two-minute walk from Rockland Park's HOA facility, The Lodge. With exclusive access to a 4,750 sq ft lifestyle center featuring an outdoor pool, hot tub, ice rink, pickleball courts, and more, you'll love connecting with neighbors and enjoying the community's amenities. Available for possession in August 2025, this home offers the perfect balance of modern design, practical features, and affordability. Discover life at Lavender Hill in Rockland Park—designed with you in mind.**

Inclusions: N/A
Property Listed By: CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

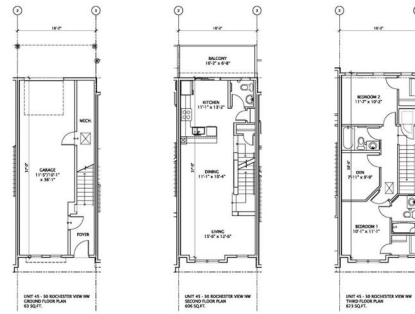






NOTE: Area size was calculated by applying the BMS measurements to floorprints provided by the builder.

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September 24, 2024

PROJECT: LAVENDER HILL @ ROCKLAND PARK
INTERIOR FINISHING
 05.09.24

Due to the limitations of the construction of certain finishes, the client has not yet been able to provide a final schedule of finishes. The client has not yet been able to provide a final schedule of finishes. The client has not yet been able to provide a final schedule of finishes.

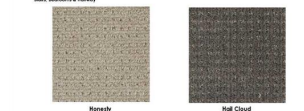


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UPGRADE OPTION: Glazed Porcelain Tile



CABETS: Stone, Bedrooms & Hallway



Main Light Fixture



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CABINETS: Kitchen & Bath OPTIONS

Coffee Mill, Smoke Stone, Sheri Beady

LAMINATE COUNTER TOPS: Kitchen OPTIONS

Cool Chic, Weathered Stone, Poppe

QUARTZ COUNTER TOPS: Kitchen OPTIONS

Organic White, Cool Clay, Stone Grey

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KITCHEN & BATHROOM WALL TILE:

Counter: Travertine Tiles
 6" x 12" Subway Tile - Backsplash

UPGRADE OPTIONS:
 Kitchen Backsplash & Bathroom Wall Tile

Effervescent Shale Travertine Tiles
 1.5" - 1.5" - Travertine Grouted Grout

Effervescent Shale Travertine Tiles
 1.5" - 1.5" - Travertine Grouted Grout

LVP FLOORING: Main Entry, Living Room, Dining & Entry, Kitchen, Bath, Bed, Laundry

Scouted Almond, Garden Pease, Gray Spook

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