



**Fee Simple**

Legal Desc:

**R-CG**

**2210170**

Remarks

Pub Rmks:

**Welcome to 243 Marina Grove SE, the Rosebud model by Award-Winning Baywest Homes. A beautiful and spacious 4-bedroom home, designed for modern family living in the highly sought-after community of Mahogany. With its inviting open-concept layout, impressive design details, and exceptional functionality, this home offers the perfect combination of style and comfort. As you step inside, you'll be greeted by a bright and airy great room and dining area, ideal for both everyday living. The well-appointed kitchen is a true highlight, featuring a large central island, perfect for gathering with family and friends. High-end finishes include ceiling-height cabinetry with crown moulding, under-cabinet LED lighting, soft-close doors, and 2-drawer pullouts, adding convenience to your cooking space. A walk-through pantry leads to a mudroom that seamlessly connects to the kitchen—ensuring everything is within easy reach. The main floor also includes a spacious office, offering a quiet space to work from home or manage household tasks. Upstairs, you'll find a serene primary bedroom retreat, complete with a luxurious ensuite with 10mm glass shower and a massive walk-in closet. The upper level also features a bonus room, ideal for a media room or play area, as well as three additional bedrooms, a full bathroom, and a conveniently located laundry room. The attention to detail continues throughout the home, with features such as 8' interior passage doors, engineered hardwood flooring, and a gas fireplace in the living room for added warmth and ambiance. The home's exterior is equally impressive, showcasing a combination of hardy board and brick for a stylish and durable finish. A triple-attached front garage provides easy access throughout the year, ensuring your vehicles are protected in any season. This home truly offers everything you need to live comfortably, with ample space for your family to grow and thrive. Living in Mahogany, you'll enjoy the ultimate in four-season lake living. This highly sought-after community features more than 20 acres of private, sandy beachfront, and the Mahogany Beach Club overlooks the lake, offering year-round activities both indoors and out. Residents have access to a splash park, tennis courts, play equipment, a fishing pier, a non-motorized marina, indoor and outdoor fitness equipment, barbecue pits, a hockey rink, and more. Mahogany's Urban Village boasts an abundance of amenities, including trendy cafés, shops, casual restaurants, and professional services such as Analog Coffee, Diner Deluxe, Brokin' Yolk, The Canadian Brewhouse, Brightpath Child Care and much more.**

Inclusions:

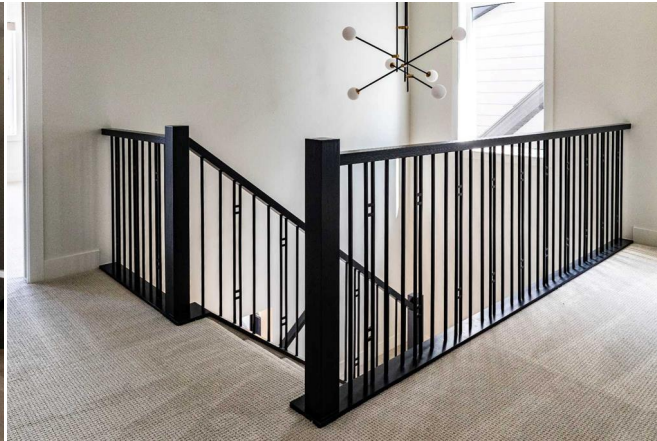
Property Listed By:

**N/A**

**RE/MAX First**

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

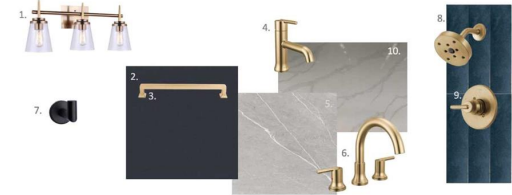




1.Dining Room Fixture 2.Kitchen Island Cabinetry Colour 3.Kitchen Perimeter Cabinetry Colour 4.Tile Backsplash  
5.Sink 6.Faucet 7.Hardwood Flooring 8.Island Pendants 9.Cabinet Hardware 10.Quartz Countertop



**ROSEBUD Spec Home**  
243 Marina Grove  
Kitchen  
September 2024



1.Vanity Lights 2.Vanity Cabinetry Colour 3.Cabinetry Hardware 4.Vanity Faucet 5.Tile Flooring  
6.Roman Tub Filler 7.Bathroom Accessories 8.Feature Shower Wall Tile 9.Shower 10.Countertop



**Spec Home**  
43 Marina Grove  
Ensuite  
September 2024

**BAYWEST HOMES**

# Rosebud

2,433 SQ.FT. | TWO-STORY ESTATE HOME  
4 BEDROOMS • 3.5 BATHROOMS

MOVE IN SPRING 2025  
243 Marina Grove SE

Main Floor 1,807 SQ.FT.

Upper Floor 1,328 SQ.FT.



**BAYWEST HOMES**

**SIGNATURE FEATURES**

- A spacious 4-bedroom family home in the heart of Midland
- Bright, open-concept great room and dining room
- Spacious deck with central island, ideal for entertaining family and friends
- Walkways connect to a well-lit garage and the laneway
- Convenient main floor office
- Private backyard with covered patio and outdoor walk-in closet
- Upper floor includes a bonus room, laundry, full bath and bedrooms
- High-attached front garage for easy access to all spaces

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