



Impressively grand, the Elderberry's sense of elegance moves through every room. From subtle touches like a Butler's pantry, and decorative ceilings, to the den with wall-to-wall windows, a sweeping staircase, and 4-piece master ensuite the Elderberry makes a statement.

The following items in the Elderberry Model Home are available as additional investments through the Minto Design Centre:

Great Room

- Fireplace mantel not installed
- Designer Selected ceramic surround floor to ceiling
- Engineered brushed oak hardwood flooring
- Decorative ceiling
- Crown moulding
- LED pot lights

Den

- Engineered brushed oak hardwood flooring

Dining Room

- Engineered brushed oak hardwood flooring
- Decorative ceiling
- LED pot lights

Living Room

- Engineered brushed oak hardwood flooring
- Decorative ceiling
- LED pot lights

Kitchen, Breakfast Area, and Servery

- Flex Plan: Optional Kitchen Layout A
- Quartz countertop with waterfall edge on island
- Pot and pan drawers
- Two tier cutlery drawer
- Spice drawers
- Wine cabinet
- Decorative hood fan
- Hidden step tool in kick plate
- 8' tall sliding patio door
- Kitchen cabinet crown moulding and valance
- Designer Selected backsplash
- Cabinetry
- Designer Selected ceramic flooring
- LED pot lights and puck lights under cabinets

Upper Hall

- Engineered brushed oak hardwood flooring
- Crown moulding
- Insulated LED pot lights

Master Bedroom

- Engineered brushed oak hardwood flooring
- Crown moulding
- Insulated LED pot lights

Master Bedroom Ensuite

- Designer Selected ceramic flooring (discontinued)
- Cabinetry
- Quartz countertop
- Designer Selected ceramic shower base with seamless glass door
- Insulated LED pot lights

Bedrooms

- Carpet with high density foam

Bathroom #2 (Jack & Jill)

- Designer Selected ceramic flooring (discontinued)
- Cabinetry
- Quartz countertop
- Designer Selected bathtub with ceramic wall with accent tiles
- Insulated LED pot lights

Bathroom #3

- Designer Selected ceramic flooring (discontinued)
- Cabinetry
- Quartz countertop
- Designer Selected bathtub ceramic wall and mosaic tiles

Laundry Room

- Designer Selected ceramic flooring
- Optional upper cabinetry with open shelf and closet rod
- LED puck lights under cabinets

Basement

- Oak staircase open to basement with lobby

Powder Room

- Designer Selected ceramic flooring (discontinued)

Other Areas

- Increase second floor ceiling to 9'
- Engineered brushed oak hardwood flooring in Lower Hall
- Designer Selected ceramic flooring in Foyer and Mudroom
- Crown moulding in Lower Hall and Foyer
- Ceramic flooring in Lower Hall
- Potlights in lower hall
- Exterior LED pot lights in soffit
- Exterior eavestrouthing

Throughout

- Upgrade interior passage doors to 8' with smooth finish
- Staircase carpet runner
- Stained oak stair treads with painted risers and stringer, iron spindles, oak handrail and posts
- Interior door hardware
- Cabinet door hardware
- Baseboards and casings
- Soft-Close Technology on cabinetry

Home Technology

- Automated lights
- Audio system
- Security system
- Surveillance

Mechanical

- Power humidifier
- Central air conditioning

The following items are not available through the Minto Design Centre and are displayed for decor purposes only:

- Custom side elevation "D" added for streetscape enhancement due to the location of this home within the community, including:
 - Additional and/or enlarged side windows at Living Room, Ensuite and Bedroom #3
 - Additional brick and cement board panels
 - Larger stone return
- Custom wallpaper and paint
- Artwork and decorative mirrors
- Decorative light fixtures
- Furnishings, accessories and window treatments
- Appliances
- Designer Selected plumbing fixtures may be discontinued (such as sinks, faucets, toilets, shower heads, bathtubs, etc.)
- Discontinued exterior colour package, including engineered wood siding on exterior sides and rear, and other details as per plan and colour package
- Foundation height increased

This model home is a version designed for a 60' lot. Please speak to a Sales Representative to learn more about how this design has been modified for a 52' lot.