NATURE'S EDGE

Master-Built Home Collection

Live Life in Balance

NaturesEdgeLiving.com

CITADEL
PROPERTIES INC

The ACORN

DETACHED · WALKOUT RANCHER · PRIMARY BEDROOM ON THE MAIN FLOOR



The Ease of Main Floor Living, The Luxury of More.

NATURE'S EDGE

Master-Built Home Collection

35247 STRAITON ROAD, ABBOTSFORD

The ACORN

3 Bedroom, 2.5 Bathroom
Total 1,942 SF

A Rare Find.

Single-level living in Abbotsford generally means buying a rancher from the 1980s or 1990s. It is hard to find a detached townhome — let alone one that is brand new, built to Step 4, with 10-foot ceilings, backing onto greenbelt, and with the exterior maintenance taken care of for you.

Flexible Design.

The lower level suits guests or a family with teens who need their own space, a three-piece bathroom and a rec room of their own.

The Lower Floor is a Bright Walkout.

Two bedrooms, a full bathroom and a 27-foot rec room open at grade onto a covered patio, with full-height windows and daylight on the same side as the deck above.

Main Floor Living.

Primary bedroom, walk-in closet with laundry, four-piece ensuite with a double vanity, kitchen, dining, great room, powder room and the garage on main floor.

10-Ft Ceilings and 8-Ft Doors on the Main Level.

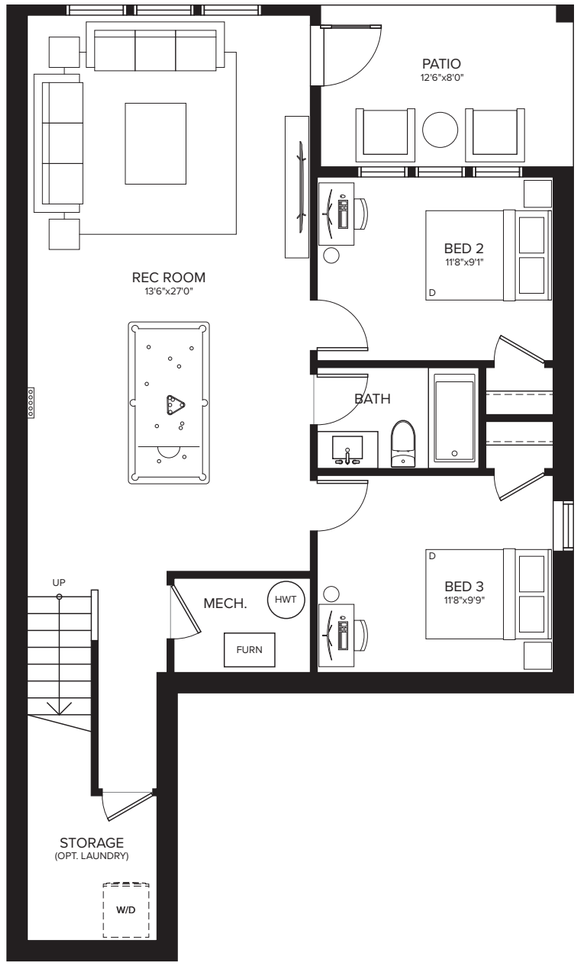
This level of living is designed to be bright and spacious. The doors into the primary bedroom, its walk-in closet and the ensuite stand a full eight feet.

Edge-Covered Outside Space at Both Ends.

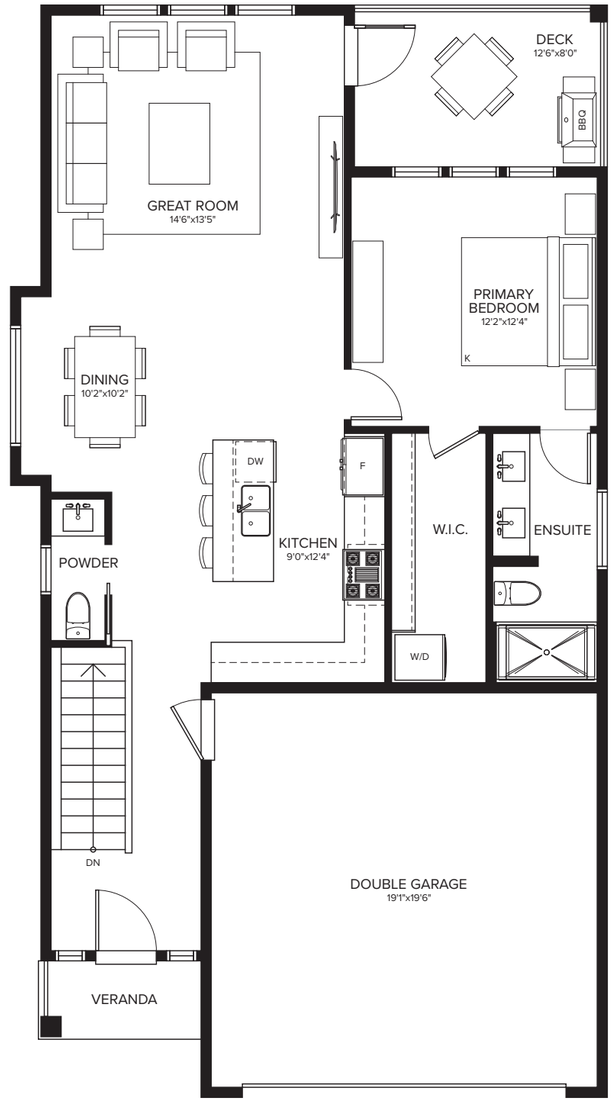
A veranda at the front door and a covered deck off the great room facing the forest. Private rear patios.

Included in Every Nature's Edge Home

- BC Energy Step 4 Code envelope
- Insulated concrete form (ICF) foundations
- Quartz counters throughout
- Full appliance package included
- Shaker cabinetry
- Tyee windows, black exterior
- James Hardie fibre cement on the front elevation
- Concrete driveway and walkways
- National Home Warranty 2-5-10



LOWER – 964 SF



MAIN – 978 SF

This is general information only. It is not an offer for sale and is not tied to any particular lot or strata lot. Floor plans, dimensions, specifications, features and finishes are preliminary and representative only, are taken from a drawing set still in progress, and are subject to change without notice. All floor areas and square footages are approximate, are rounded, and will vary from home to home and from the areas as built; they are stated for comparison between plans and should not be relied upon for any other purpose. Nature's Edge is a 21-home strata community; an application for one additional home is in process. The developer reserves the right to modify plans, specifications and prices. A Disclosure Statement will be filed with the Superintendent of Real Estate; any offering is made only by Disclosure Statement. E.&O.E.

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