NATURE'S EDGE

Master-Built Home Collection

Live Life in Balance

NaturesEdgeLiving.com

CITADEL
PROPERTIES INC

The SPRUCE

DETACHED · TWO LEVELS · DOUBLE GARAGE



A brand-new detached home with a double garage and a full-length two-car driveway.

NATURE'S EDGE

Master-Built Home Collection

35247 STRAITON ROAD, ABBOTSFORD

The SPRUCE

3 Bedroom, 2.5 Bathroom
Total 1,971 SF

Three Detached Homes With Private Back Yards.

The Spruce homes come with large, covered back patios. Level walk out to private backyards.

Main Floor Living.

Conveniently located on the main floor level are the kitchen, family room, primary suite, and the covered rear patio and yard.

A Double Garage and a Driveway.

Almost every new two-level home in this price range is a duplex or a townhome with a single-car garage. The Spruce home plan offers a full 19′6″ x 20′ double garage, plus a full double-car driveway.

Bedrooms Downstairs, Living Upstairs.

Two more bedrooms, a full bathroom and a rec room on the lower floor with proper windows and window wells.

Mountainside Behind You, Not Neighbours.

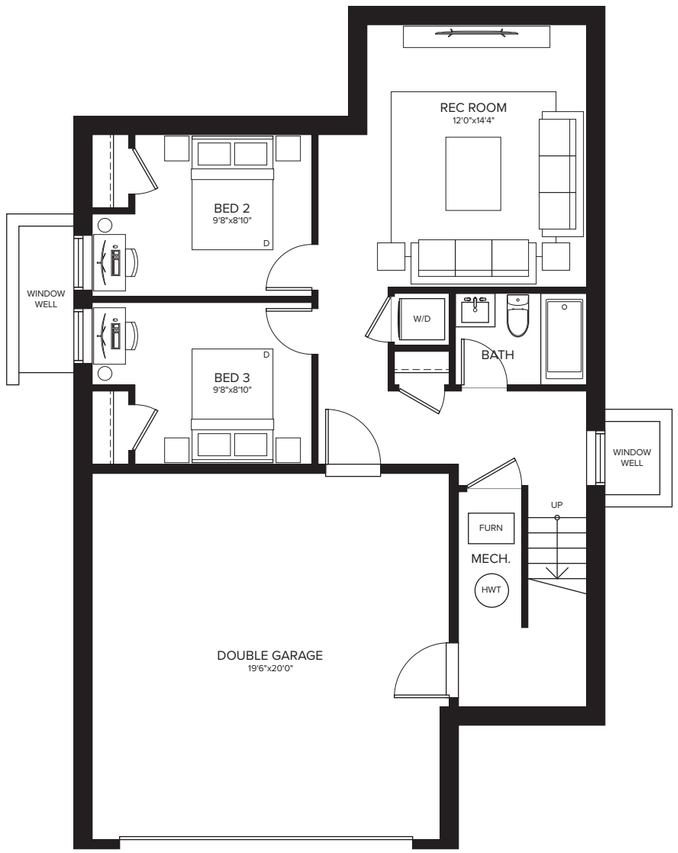
The rear yard runs back to a natural rock face. Private mountainside and tree-lined lots.

Concrete Where It Counts.

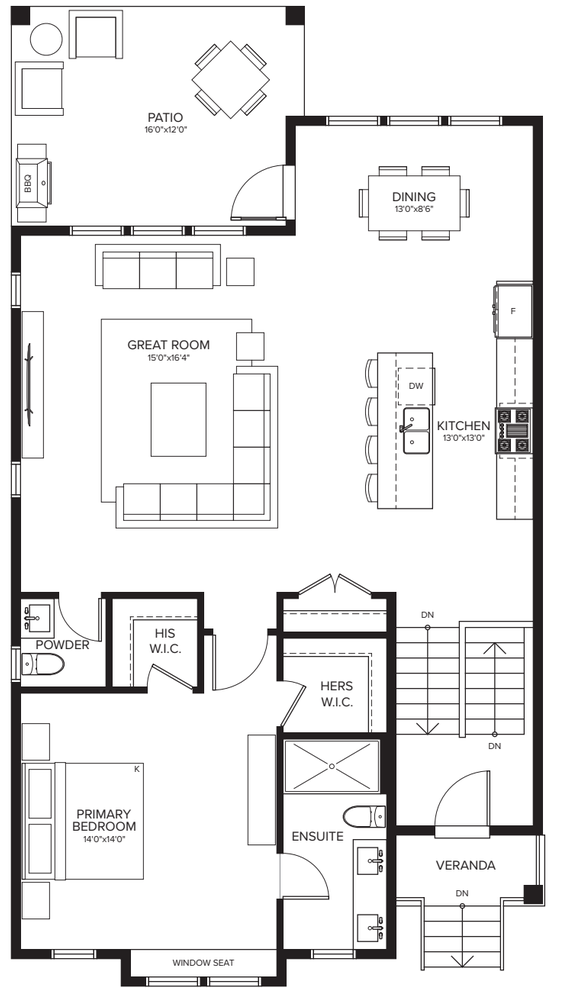
Insulated concrete form foundations and a Step 4 envelope — roughly twenty percent higher than the Step 3 minimum most new homes in Abbotsford are built to.

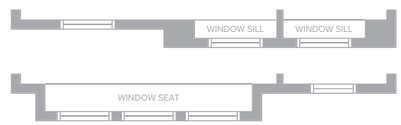
Included in Every Nature's Edge Home

- 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 – 767 SF





ALTERNATE LAYOUT (SF6)

ALTERNATE LAYOUT (SF5)

MAIN – 1,204 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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