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# 🕒 QUICK POSSESSION

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MODERN PRAIRIE FSCL3

**LUCCA**  
(PREMIUM PAIRED HOME)

**FIRESIDE**  
339 FIRESIDE DRIVE

**1,802** <sup>SQ</sup><sub>FT</sub>

**9' MAIN FLOOR  
CEILING**

**QUARTZ  
COUNTERTOPS**

**LVP FLOORING  
ON MAIN FLOOR**

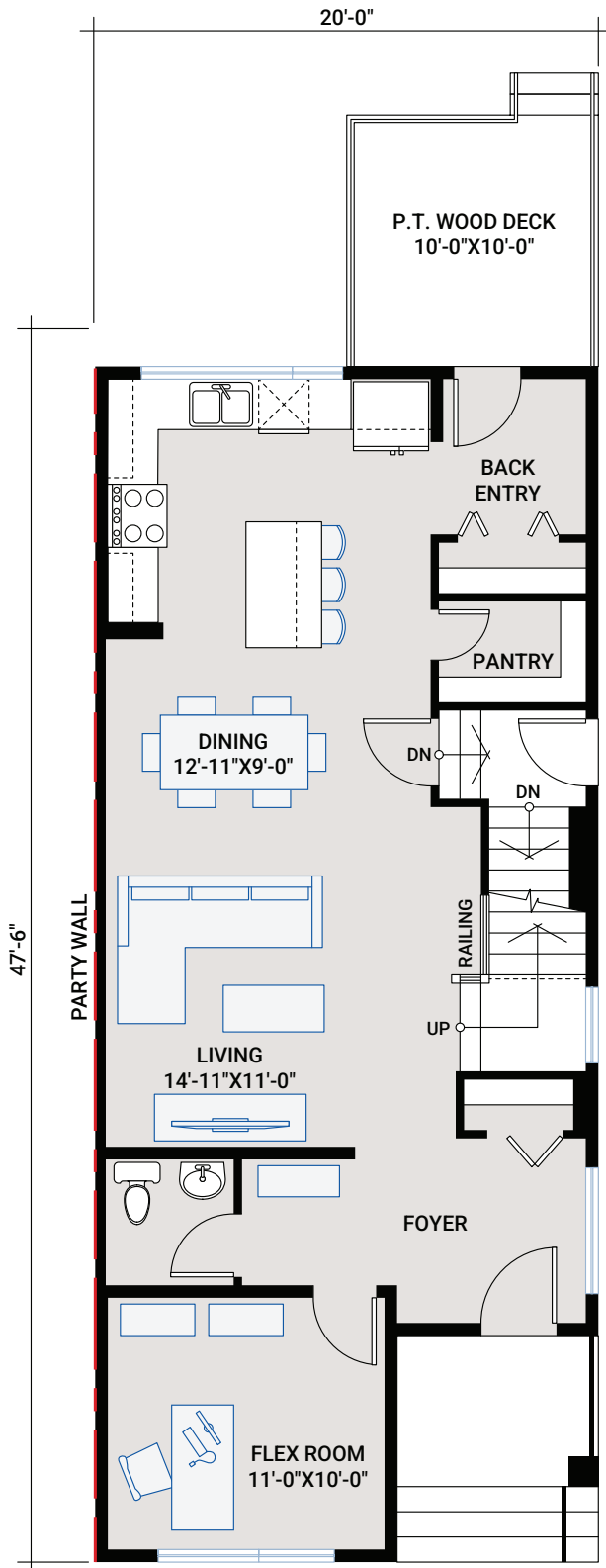
**FIRESIDE**  
of COCHRANE

1,802 SQ FT | 3 BED | 2.5 BATH

**CARDEL**  
HOMES

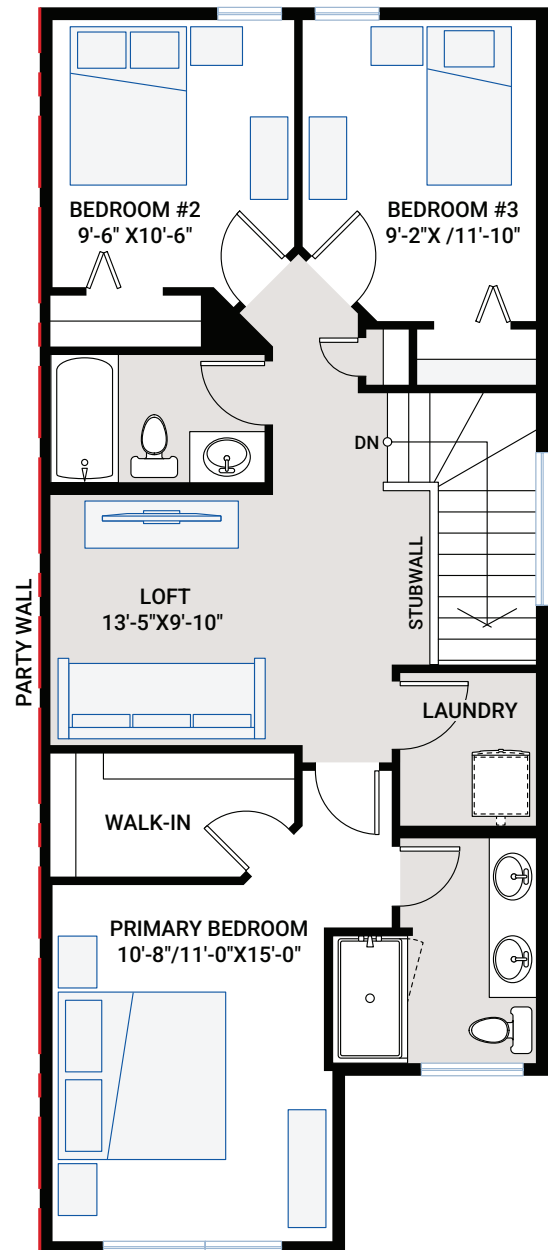
## MAIN FLOOR

878 SQ FT



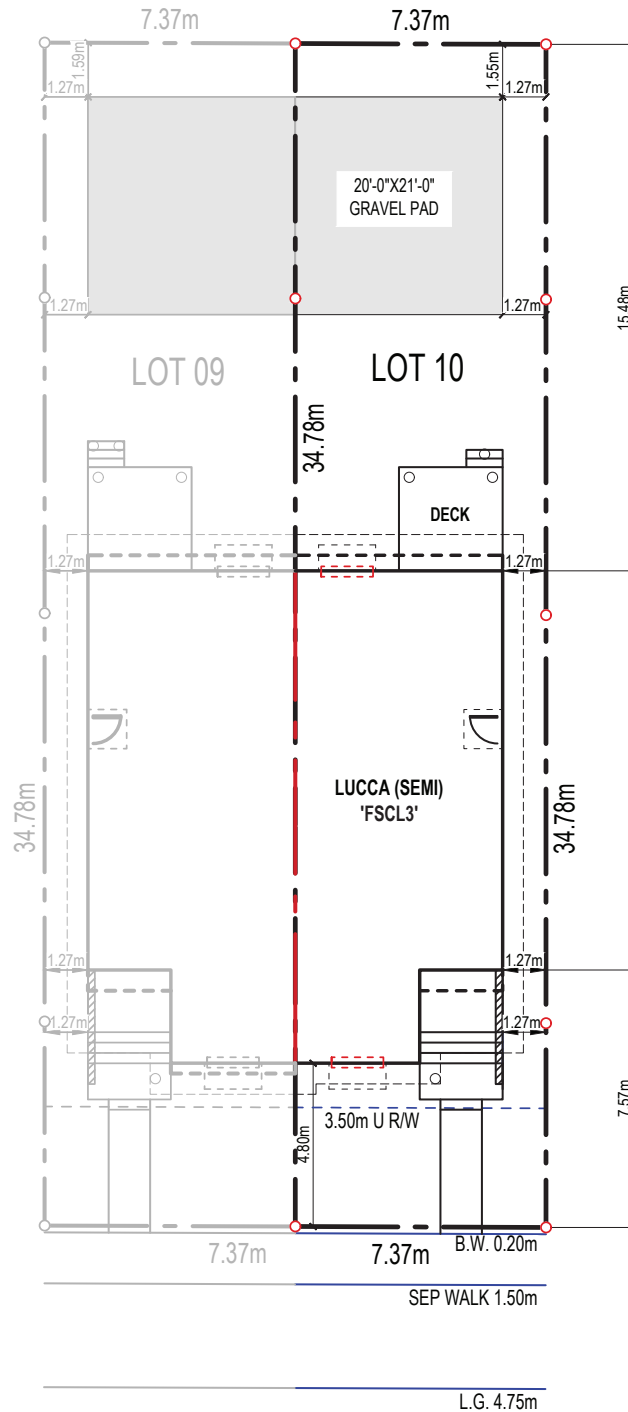
## UPPER FLOOR

924 SQ FT



# PLOT PLAN

## LANE



## FIRESIDE DRIVE

## OUTSTANDING FEATURES

- 9' main floor ceiling
- 9' basement foundation walls
- 10'x10' rear deck with aluminum railing
- Walk-in pantry
- Upper floor loft
- Separate side entrance to basement
- LVP flooring throughout main floor and upper floor hallway and loft
- Tile flooring in bathrooms
- Custom cabinetry package including:
  - Soft close hardware
  - Dovetail drawers
  - Matte black hardware
- Stainless steel appliances:
  - Samsung French door counter-depth refrigerator
  - Samsung electric range
  - Samsung smart dishwasher
  - Whirlpool microwave
  - Aura Lucca 30" wall-mount chimney hood
- Blanco-granite double bowl kitchen sink in Coal black
- Upgraded railing
- Upgraded wall tile package
- Quartz countertops throughout
- Upgraded Delta Trinsic kitchen faucet in matte black
- Moen plumbing faucets and fixtures in matte black
- Pot lighting
- Samsung front load washer and dryer
- Heat recovery ventilation system
- Cardel's premium spray foam attic insulation assembly
- Gas line rough-in to kitchen stove and deck
- 30-year shingles

### INTERIOR COLOUR PALETTE

