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 **QUICK POSSESSION**

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**LUCCA**  
(PAIRED HOME)

**FIRESIDE**  
76 EMBERSIDE GROVE

**1,867** SQ  
FT

**CURRENT  
SHOWHOME**

**REAR DETACHED  
GARAGE**

**AIR  
CONDITIONING**

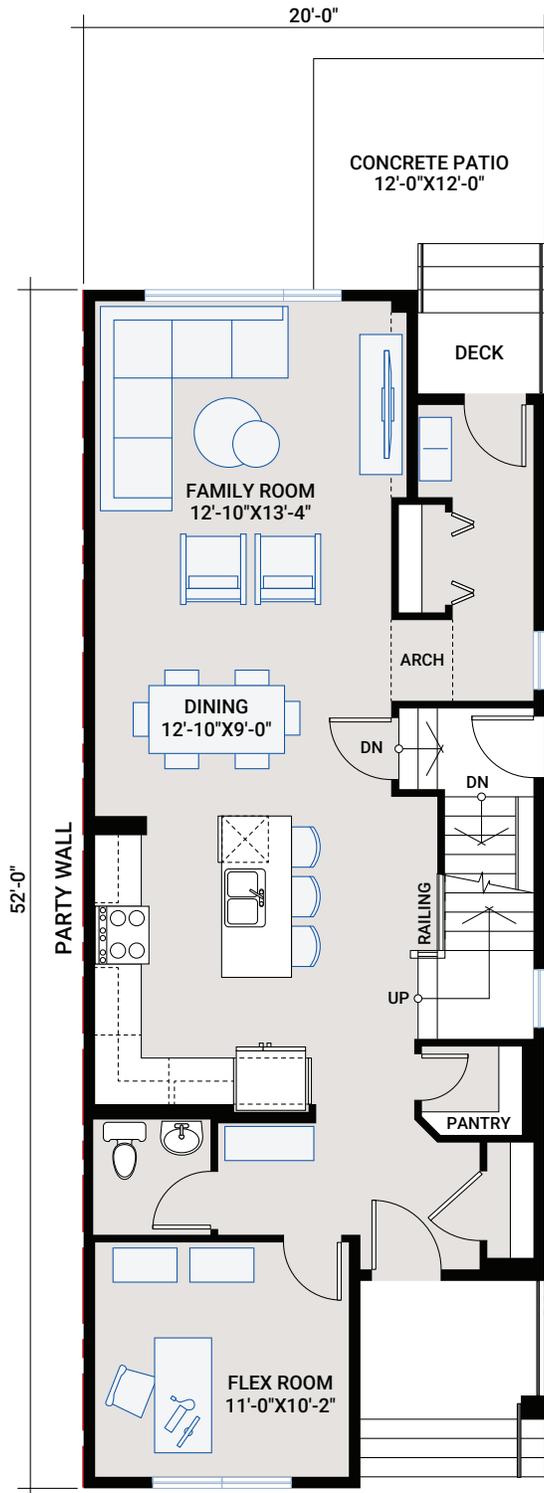
**FIRESIDE**  
OF COCHRANE

1,867 SQ FT | 3 BED | 2.5 BATH

**CARDEL**  
HOMES

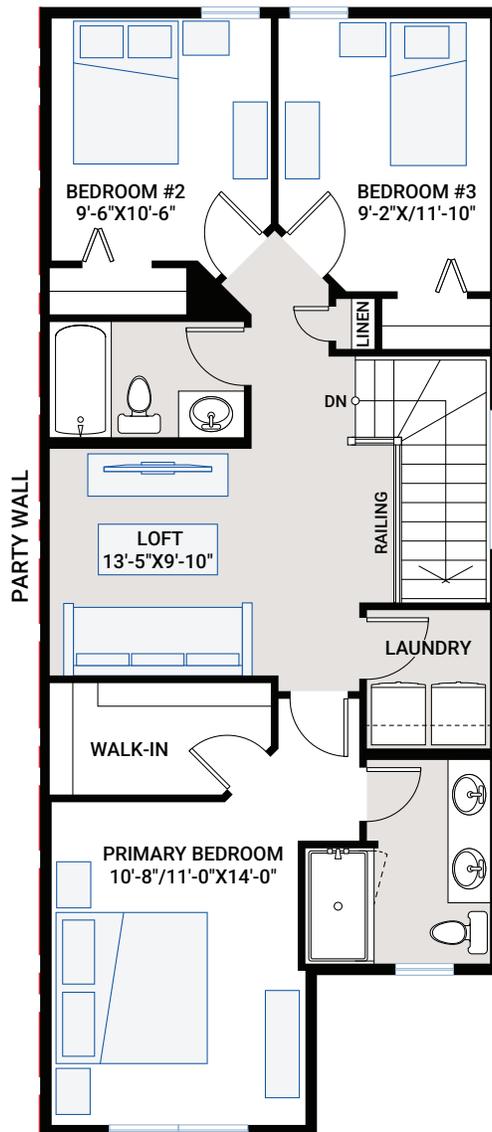
# MAIN FLOOR

943 SQ FT



# UPPER FLOOR

924 SQ FT



## INCLUDED FEATURES

- Air conditioning
- Rear detached garage
- 12' x 12' concrete patio
- Upper floor loft
- Upper floor laundry room
- 9' main floor ceiling
- 9' basement ceiling
- Separate side entrance to basement
- LVP flooring throughout main floor
- LVP flooring throughout upper floor loft and hallway
- Walk-in pantry
- Main floor flex room
- Upgraded wall tile package throughout
- Quartz countertops throughout
- Custom cabinetry package including:
  - Soft close hardware
  - Dovetail drawer construction
  - Matte black hardware
- Upgraded black stainless appliances:
  - Samsung French door counter-depth refrigerator
  - Samsung electric range
  - Samsung smart dishwasher
  - Built-in Samsung microwave
  - Wall-mount chimney hood fan
- Blanco granite double bowl kitchen sink
- Upgraded railing
- Primary bedroom with:
  - Spacious walk-in closet
  - Ensuite with dual sinks
- Upgraded Moen Cia pulldown kitchen faucet in matte black
- Plumbing faucets and fixtures in matte black
- Whirlpool front load washer and dryer
- Heat recovery ventilation system
- Cardel's premium spray foam attic insulation assembly
- Rough-in gas line to kitchen stove and deck

