

# THE DUVAL

66 SILVERADO RANCH WAY SW



Artists elevation concept only. True elevation may vary.



**\$989,000**

including Home, Lot & GST



MAIN FLOOR: 1273 SQ. FT.



UPPER FLOOR: 1374 SQ. FT.

TOTAL: 2647 SQ. FT.

**LUXURIOUS FEATURES IN THIS HOME:**

- 9' basement, main floor, & upper floor ceilings
- Designer wrought iron railing on staircase throughout
- Basement stairs developed
- Covered front Veranda
- Spacious oversized double garage 24' x 24' plus single garage 22' x 17'
- Exquisite hardwood flooring in kitchen, dining, foyer, & powder room
- Elegant cabinetry & lavish granite
- Beautiful ceramic tile in rear mud room, main bath, & ensuite
- Large rear deck c/w aluminum railing and dura deck surface
- Bright over sized window package
- Exposed aggregate driveway
- Exposed aggregate courtyard
- Massive Master suite with double doors, vaulted ceiling, 5 piece ensuite- including a make up vanity and large walk-in closet
- Stylish stone counter tops in the master ensuite & main bath
- Dual high efficient furnaces
- "On demand" hot water system
- Large tiled shower in ensuite comes with 10 mil. glass
- Heated tile flooring in ensuite
- Extensive pot lights throughout
- Superior Sub Zero 48" built in stainless steel refrigerator
- Wolf built in gas cook top, built in wall oven, built in microwave
- Samsung front load washer / dryer
- Gas fireplace comes with built-ins in great room
- Built in entertainment centre in bonus room
- Large bedrooms



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