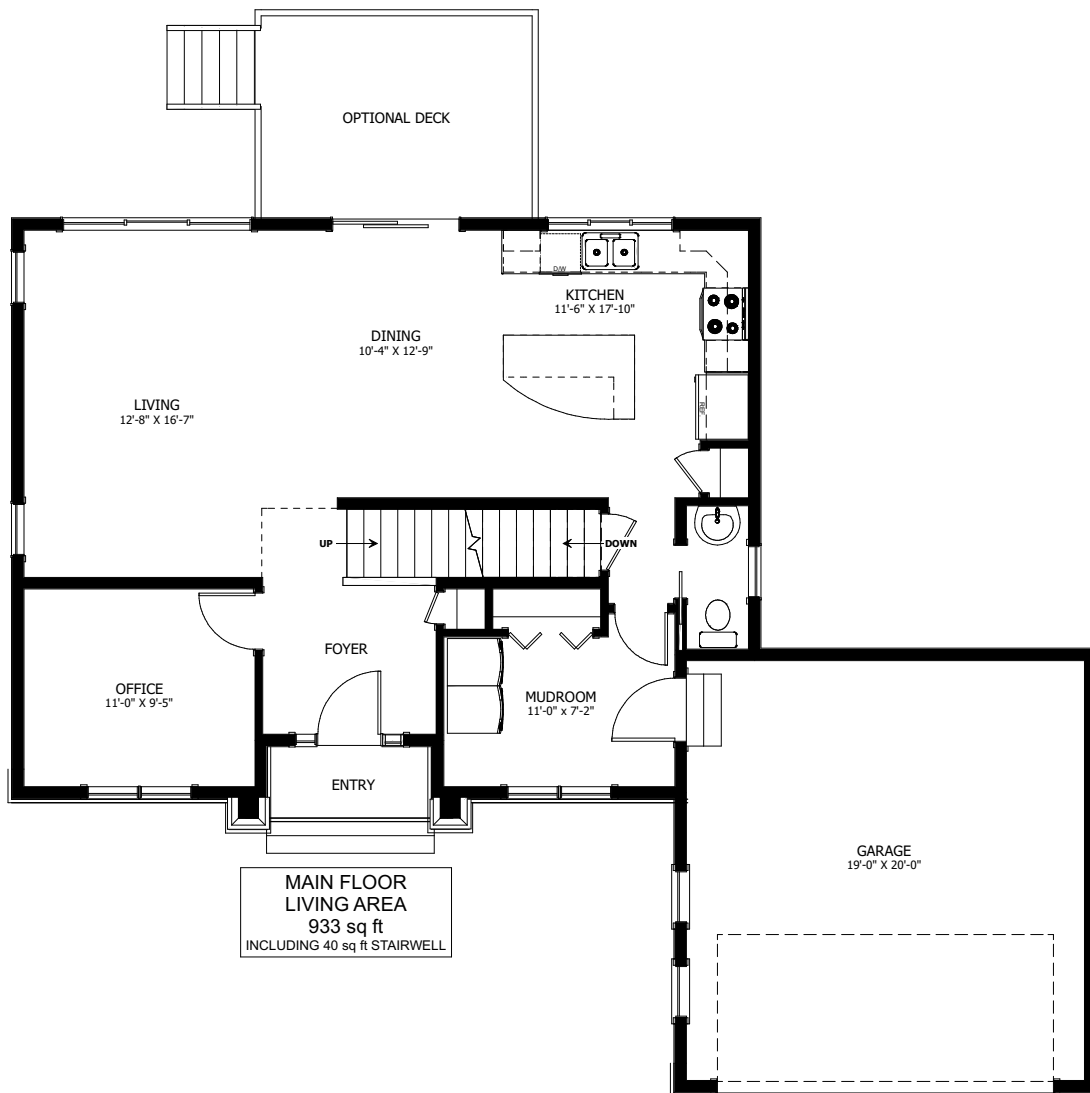


THE BLUEBIRD



3 BED + DEN - 2.5 BATH

51'-6" X 41'-6"



NEW DAWN
DEVELOPMENTS

CALL US TODAY: 250-489-1519
WWW.NEWDAWNDEVELOPMENTS.COM

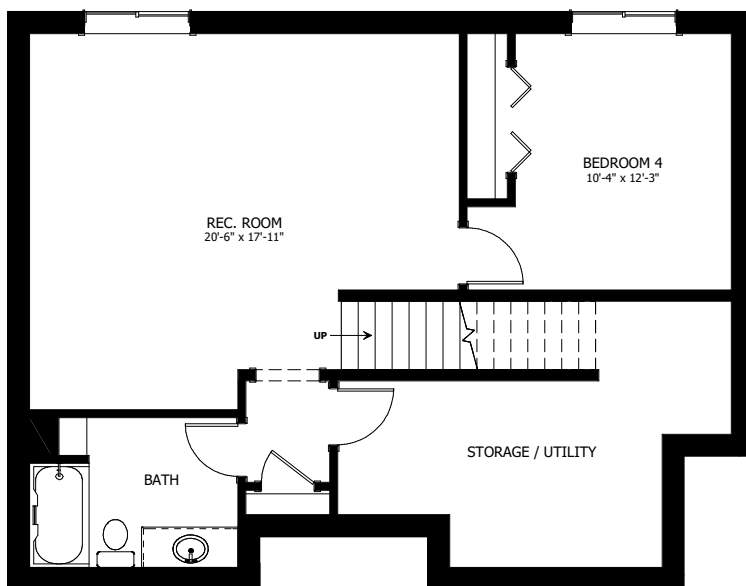
FLOOR PLAN HIGHLIGHTS:

- TWO STOREY FRONT ENTRY
- MAIN FLOOR OFFICE
- OVERSIZED MUDROOM
- LARGE 'L' SHAPED KITCHEN
- 4 PIECE ENSUITE
- OPEN CONCEPT MAIN FLOOR

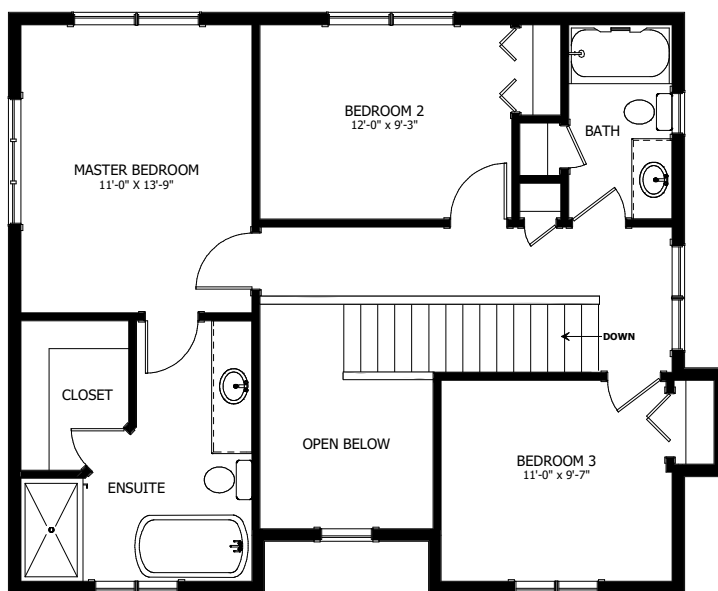
OPTIONAL UPGRADES:

- DEVELOPED BASEMENT WITH ADDITIONAL BEDROOM, REC ROOM, & BATH
- FULL REAR DECK
- LOWER LEVEL WALK-OUT
- EXTERIOR STONE ACCENTS

BASEMENT
LIVING AREA
935 sq ft
INCLUDING 40 sq ft STAIRWELL



UPPER FLOOR
LIVING AREA
870 sq ft
INCLUDING 119 sq ft STAIRWELL



NEW DAWN
DEVELOPMENTS

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