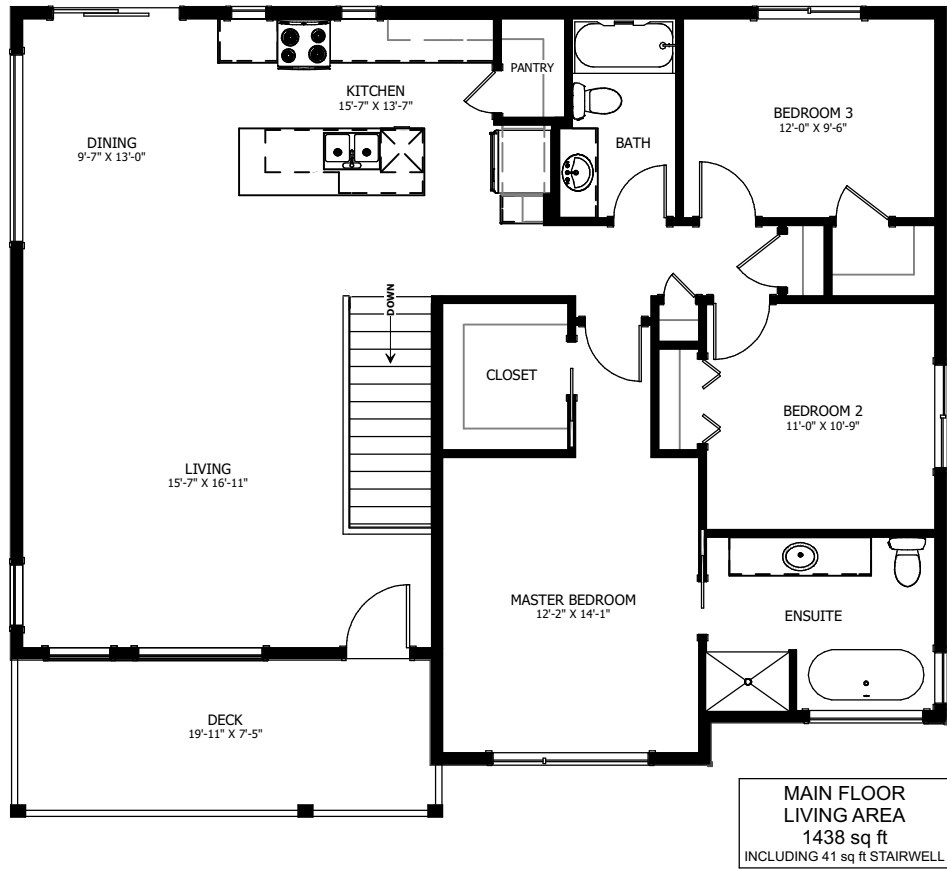


# THE TIMBER MODERN



3 BED - 2 BATH

44'-7" X 36'-6"



NEW DAWN  
DEVELOPMENTS

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### FLOOR PLAN HIGHLIGHTS:

- OPEN CONCEPT KITCHEN, DINING, & LIVING
- 2 BEDROOM BASEMENT SUITE
- SEPARATE PANTRY CABINET & CLOSET
- MASTER BEDROOM WITH LARGE ENSUITE & WALK-IN CLOSET

### OPTIONAL UPGRADES:

- DEVELOPED DAYLIGHT BASEMENT WITH TWO BEDROOMS & REC ROOM
- 2ND SINK IN ENSUITE
- FULL BATHROOM
- GAS FIREPLACE IN LIVING ROOM
- MAIN FLOOR VAULTED CEILING



LOWER FLOOR  
LIVING AREA  
997 sq ft  
INCLUDING 720 sq ft SUITE



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