

THE WASHBURN - GAFF DUPLEX



**WESTWOOD
HEIGHTS**

3+1 BED - 2.5+1 BATH | 3+1 BED - 2.5+1 BATH

49'-6" X 46'-6"



**NEW DAWN
DEVELOPMENTS**

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

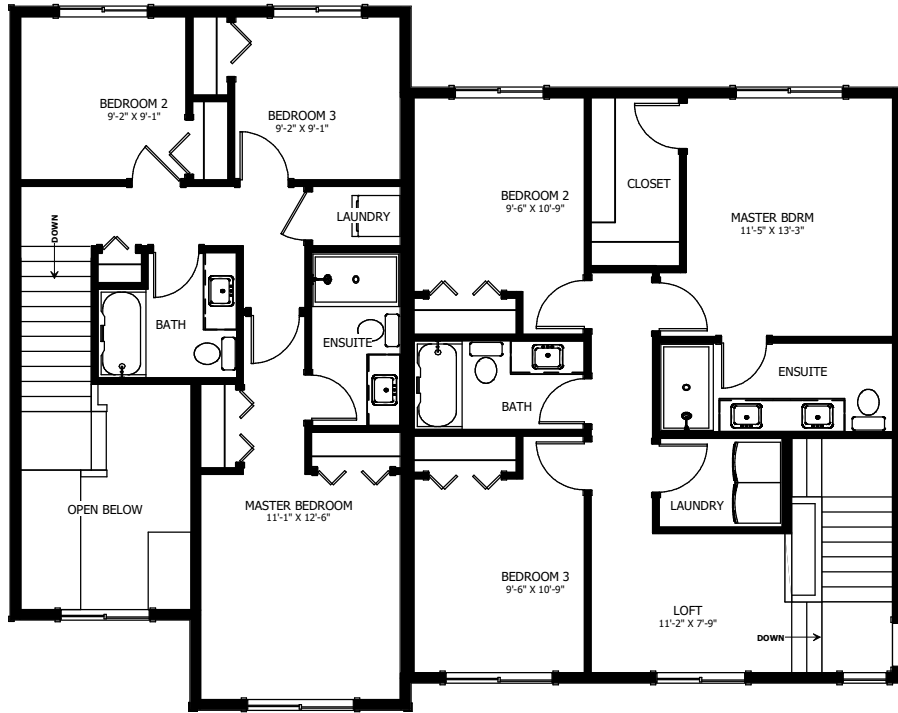
UNIT A - FEATURES & UPGRADES:

- OPTIONAL DEVELOPED BASEMENT WITH 1 BED, 1 BATH, & REC ROOM
- OPTIONAL BASEMENT RENTAL SUITE
- 2 STORE ENTRY CEILING
- OPTIONAL 3 PANEL PATIO DOOR *
- HIS & HERS MASTER CLOSETS

UNIT B - FEATURES & UPGRADES:

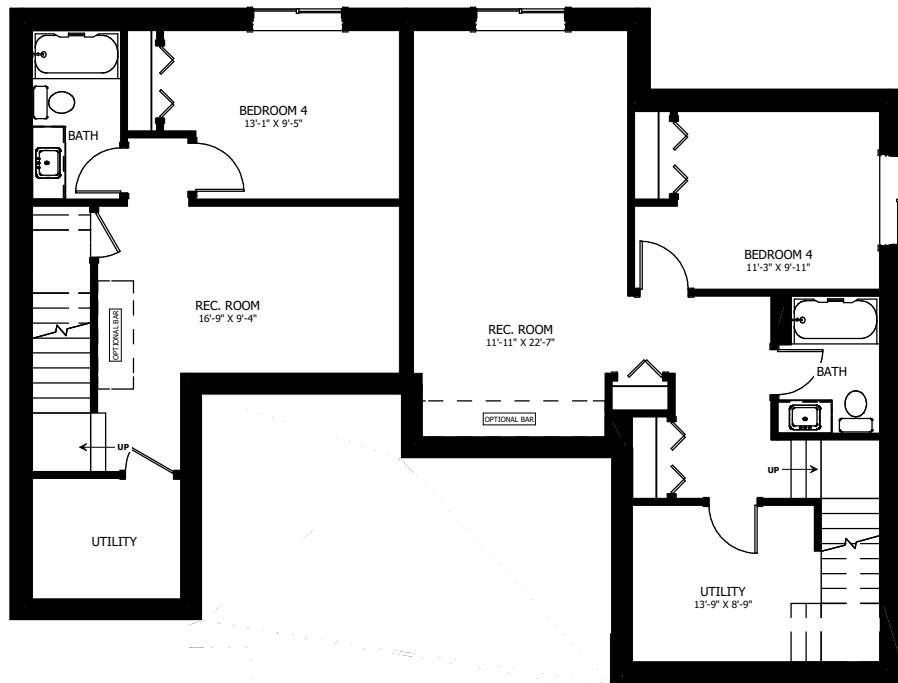
- OPTIONAL DEVELOPED BASEMENT WITH 1 BED, 1 BATH, & REC ROOM
- OPTIONAL BASEMENT RENTAL SUITE
- WALK IN PANTRY
- OPTIONAL FIREPLACE IN LIVING *
- UPPER FLOOR LOFT

* NOT SHOWN ON PLANS



UPPER FLOOR LIVING AREA
INCLUDING STAIRWELLS
UNIT A
646.5 sq ft
TOTAL BUILDING
1554 sq ft

UPPER FLOOR LIVING AREA
INCLUDING STAIRWELLS
UNIT B
907.5 sq ft
TOTAL BUILDING
1554 sq ft



BASEMENT LIVING AREA
INCLUDING STAIRWELLS
UNIT A
606 sq ft
TOTAL BUILDING
1434 sq ft

BASEMENT LIVING AREA
INCLUDING STAIRWELLS
UNIT B
828 sq ft
TOTAL BUILDING
1434 sq ft



NEW DAWN
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PLANS AND ELEVATIONS ARE APPROXIMATE AND DISPLAY NON-STANDARD FEATURES. ELEVATIONS MAY VARY BY COMMUNITY & THE BUILDER RESERVES THE RIGHT TO MAKE MODIFICATIONS WITHOUT NOTICE. ALL FLOOR PLANS AND ELEVATIONS ARE THE EXCLUSIVE PROPERTY OF NEW DAWN DEVELOPMENTS. ALL RIGHTS RESERVED, INCLUDING THE RIGHT OF REPRODUCTION, IN PART OR IN WHOLE. LAST UPDATED: MARCH 2024