



**THE BIRMINGHAM (LOT 5) – MUNICIPAL ADDRESS 9-1710 IRONWOOD ROAD**

**THIS HOME IS UNDER CONSTRUCTION AND FOR SALE AT A FIXED SELLING PRICE - CUSTOM SELECTIONS AND KITCHEN DESIGN ARE IN PROCESS**

The Birmingham has a generous 2,630 sf on the main floor and we plan to finish a further 1,577 sf in the lower level. The lot has a frontage of 58 feet and a depth of 120 feet, fully sodded with front garden, and a front boulevard tree. Lot 5 is what we refer to as a “look-out” lot which offers larger casement windows in the lower level for additional light. Stephanie Sinclair of Portico Design has consulted on the interior finishes in the home, and will provide the purchaser with advice.

The main floor consists of a dedicated den/study with double glass doors and vaulted ceiling, high ceiling in the foyer with triple crown finish, generous dining room with coffered ceiling, large open kitchen with 4’ by 10’ island, separate laundry room, large great room with 12-foot ceiling and triple crown finish, fireplace and adjacent built-ins with lighting and a covered private deck, finished with composite decking, aluminum and glass railing, and rough-in for a Phantom Screen. The over-sized garage measures 22’ by 24’ 3”. All flooring is either engineered hardwood or ceramic tile.

The lower level consists of two large bedrooms with generous closets, a 4-piece washroom, a huge family room with fireplace, and a rough-in for a future wet bar. All LVP flooring has been installed on a Dricore sub-floor. Storage space and utility rooms are generous with painted concrete floors.

The floor plan and front elevation can be viewed on our website – [www.theridgeatbyron.ca](http://www.theridgeatbyron.ca). Our model home is open on the weekends from 1pm to 4:30pm and during the week by appointment - call 519-601-6999 to arrange or E-mail [sales@theridgeatbyron.ca](mailto:sales@theridgeatbyron.ca).

**THE SELLING PRICE OF THE BIRMINGHAM ON LOT 5 IS \$1,685,000.00  
(including approx. \$250,000 in upgrades and HST net of Ontario Rebate)**

**THE RIDGE AT BYRON TEAM**