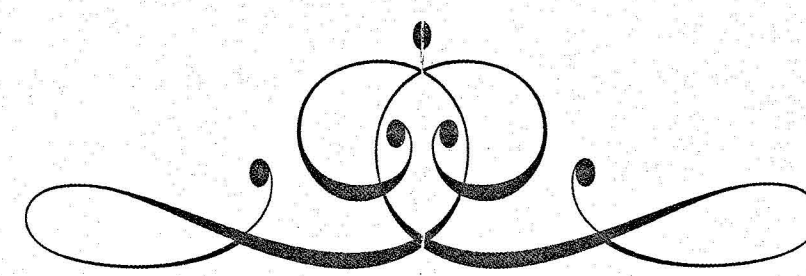
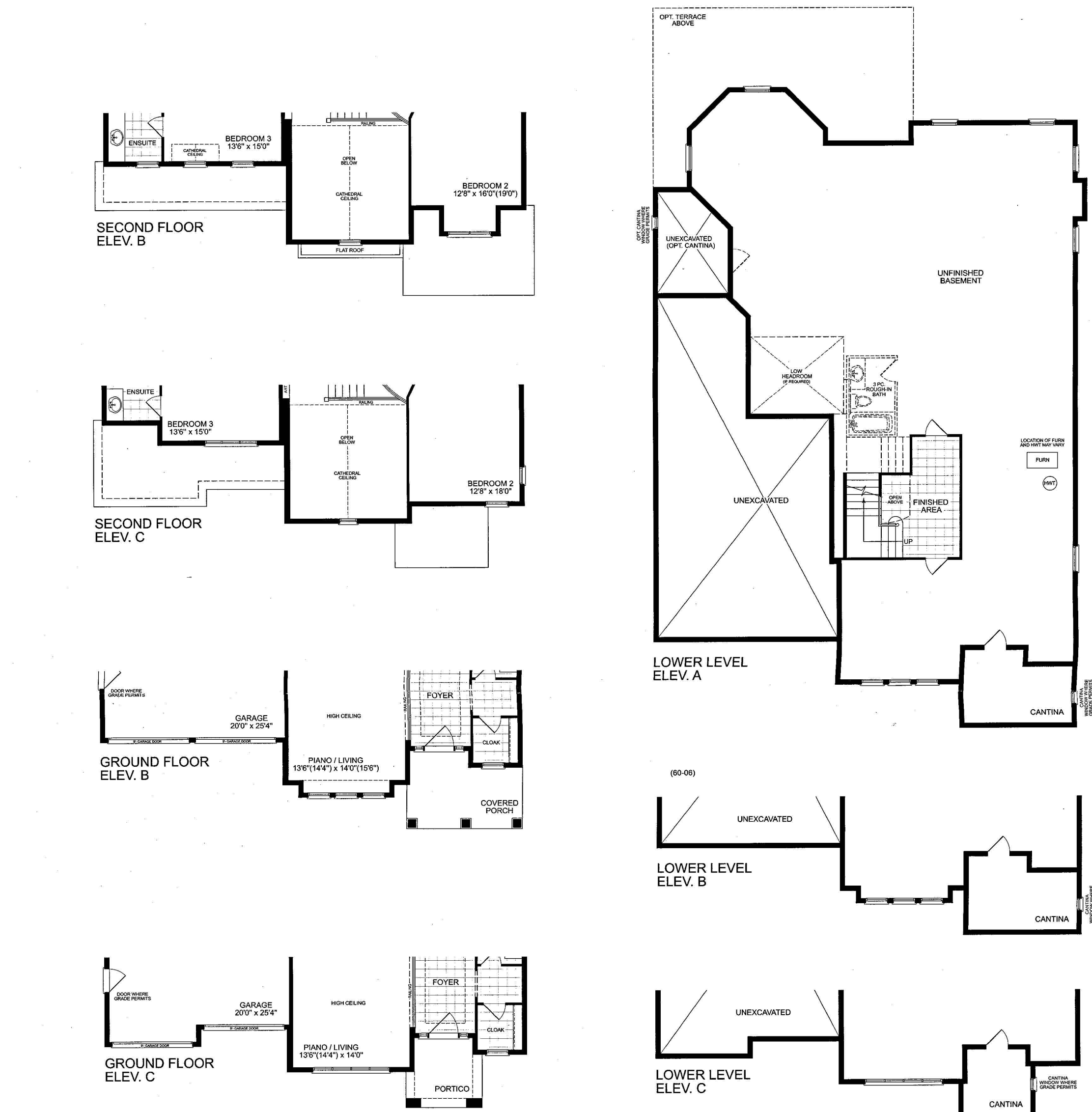
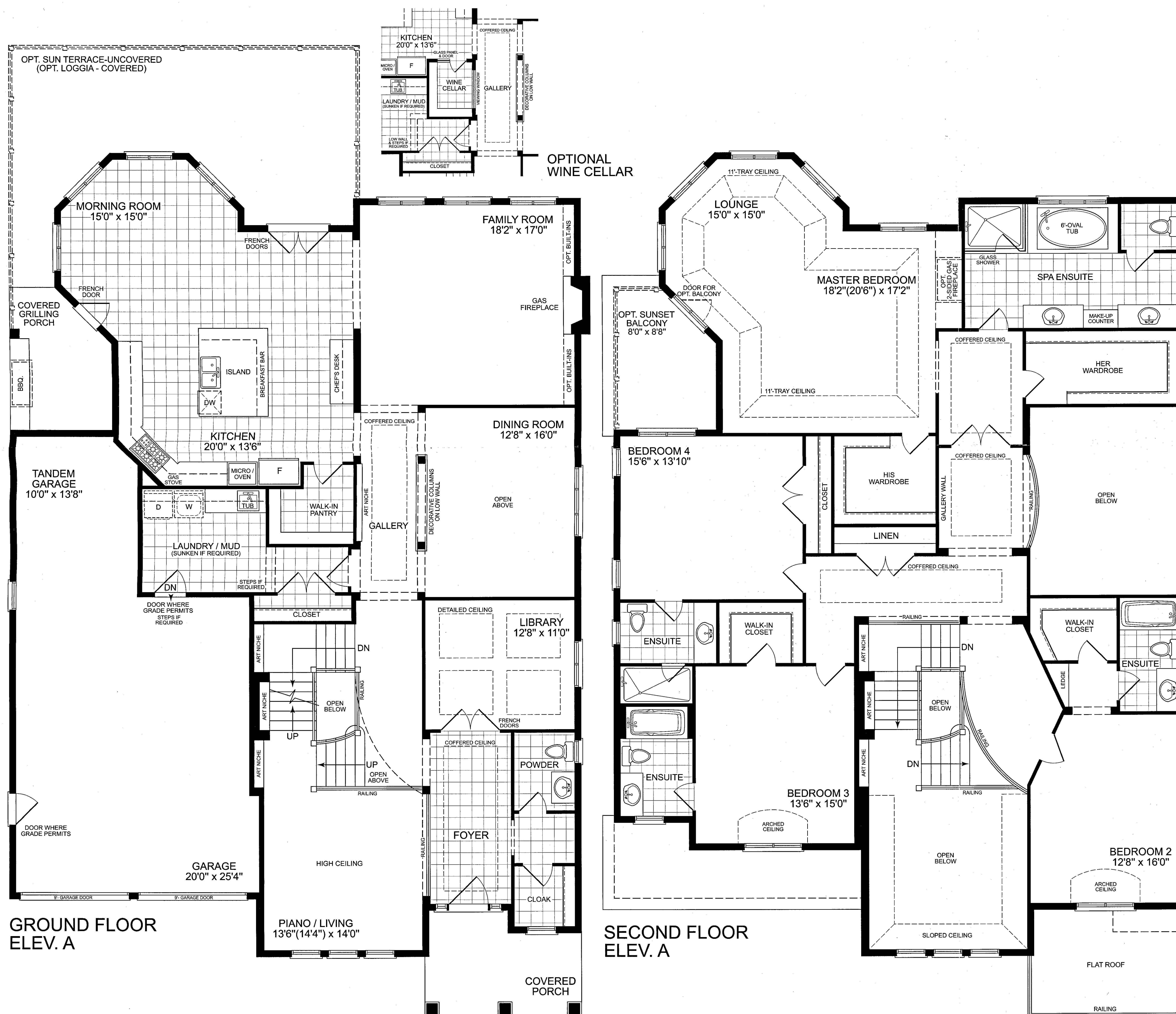


# The Luxembourg



Elevation A 5,339 SQ.FT.  
Includes 255 sq.ft. Open Space  
Includes 114 sq.ft. Finished Lower Level area

Elevation C 5,366 SQ.FT.  
Includes 255 sq.ft. Open Space  
Includes 114 sq.ft. Finished Lower Level area



## Lavish Standard Home Features

- A large stone portico with expansive 42" front door leads to a dramatic entry way with sight lines to a piano / living room with high ceilings, as well as a library with double french doors and decorative ceiling details.
- A gallery hall with art niche and decorative columns is the perfect place to display your favourite art.
- Be surrounded by sunlight in a gracious kitchen, breakfast and family room featuring extra-large breakfast bar, a handy walk in pantry, chef's desk and gas fireplace for extra warmth.
- Enjoy the taste of BBQ all year round with a covered grilling porch, it's never too cold or too rainy.
- The perfect escape: an exquisite master suite awaits. Featuring designer ceiling details, a reading lounge, a spa ensuite with dual vanity, oval tub, glass shower makeup bar and his and hers walk in closets.
- Each of the 3 bedrooms have their own private ensuite washroom.

### Refined Options

- A generous optional sun terrace is perfect for sipping coffee while watching the sun rise.
- For a more private outdoor destination, greet the morning on your sunset balcony, accessed only from your master retreat.
- Master ensuite features a cleverly-designed dual sided fireplace between the ensuite and bedroom, perfect for bathing by firelight.

The floor plans and elevations shown are pre-construction and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Front porch railing only required by O.B.C. All renderings are artist's concept. E. & O. E. JAN. 2012