

*Townmanor of Brownsville*



## **Features and Finishes**

**Unit 7**

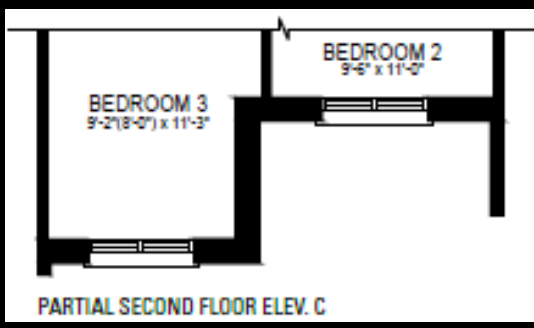
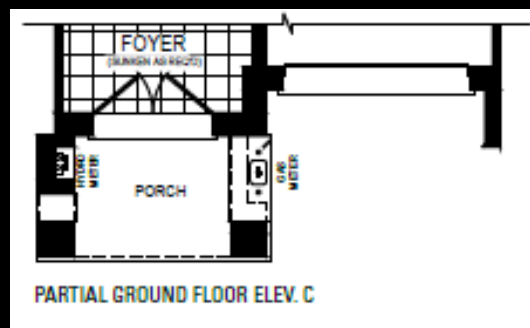
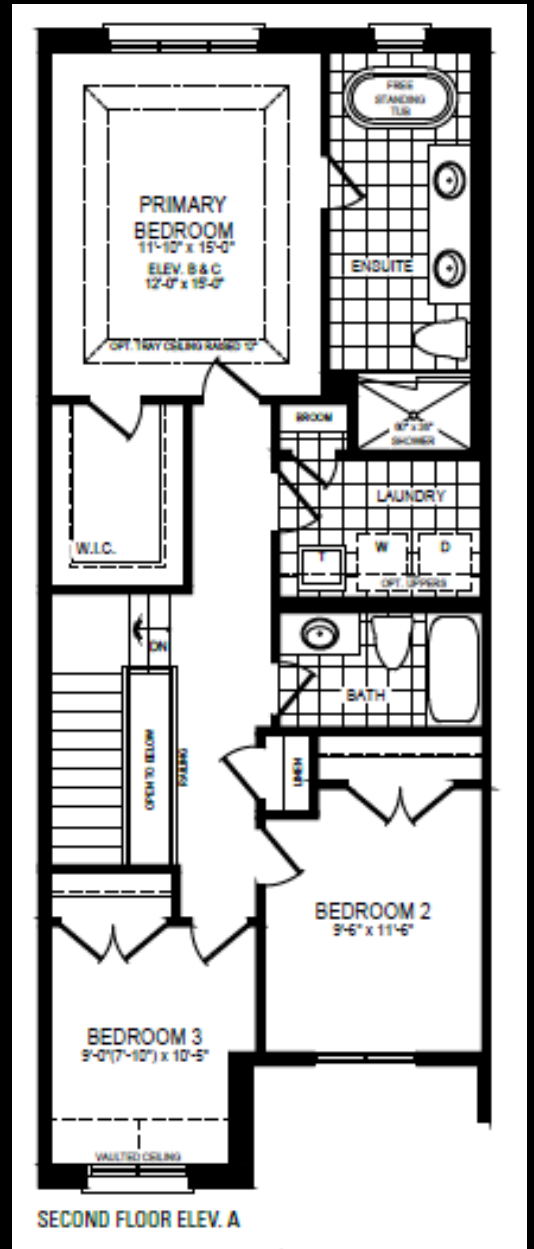
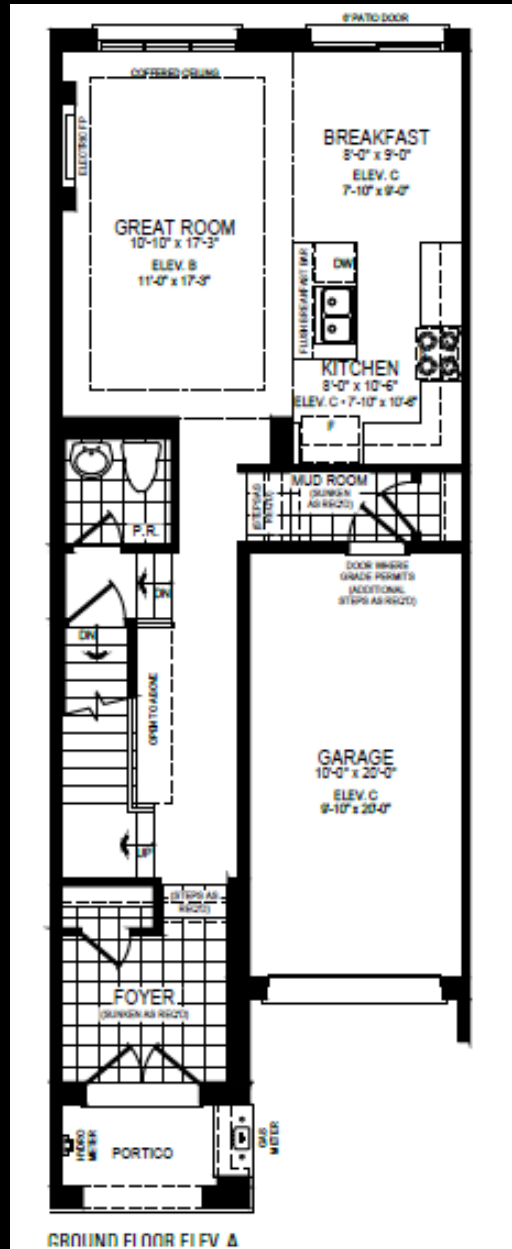
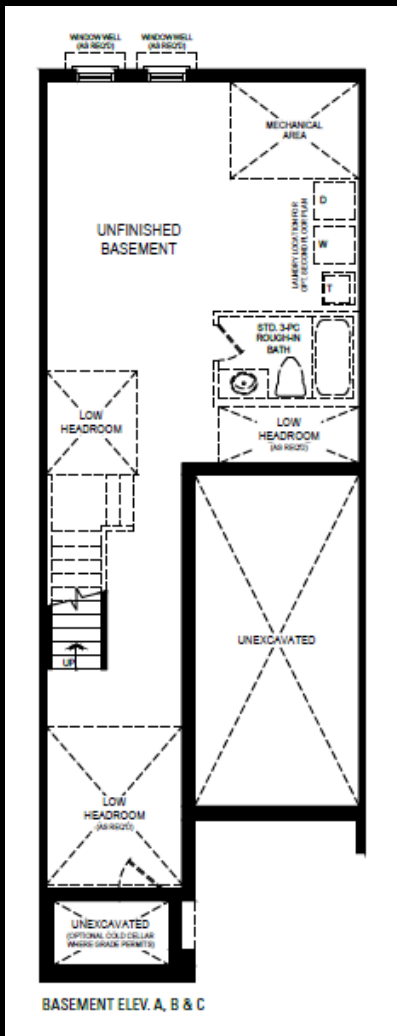
**43 Joseph Hollingshead Lane**

**[sunnycommunities.com](http://sunnycommunities.com)**

**905-415-6966**

# FLOORPLAN

**MODEL NAME: BLUEBIRD**  
**ELEVATION: C**  
**SIZE: 1667 SQ. FT.**



# FEATURES

## Stairs

Metal staircase pickets

## Flooring

Engineered hardwood flooring throughout the first and second floor, excluding tiled area

## Kitchen

Extended height upper kitchen cabinets

Quartz kitchen countertop

Gas rough-in for range



## Appliances

Gas range, Stainless steel fridge, Range hood and Dishwasher

## Laundry Room

Laundry room on the second floor

Stainless steel drop-in sink with base cabinet

## Primary Bedroom

Double vanity sink

Separate bathroom shower stall

Acrylic soaker tub

Quartz bathroom countertop

Frameless mirrors

# FEATURES



**Oriented East, facing West**

**Double metal insulated front doors**

**Energy Efficiency Solutions for Home Comfort and Indoor Air Quality Systems**

## **Ceiling**

**Approximately 9' ceiling on first and second floor**

**Smooth ceiling throughout first floor**

**Stippled ceiling with smooth border throughout second floor (excluding bathrooms and laundry)**



# FEATURES



## **Basement**

**3-piece bathroom rough-in for basement**

## **Electrical and Plumbing**

**200 AMP electrical service**

**Conduit pipe in garage for future EV charging station**

**Two exterior waterproof electrical outlets**

**Rough-in for future central vacuum system**

**Water softening maintenance system**

**Two exterior hose bibs included (one in garage, one at rear)**