

## Bridgeport II w/ Legal Suite

2,147 Sq. Ft.  
4 Bedrooms  
3.5 Bathrooms

Promo Listing: 4336

### SPECIAL FEATURES: (Included in Sale Price\*)

#### Main Home:

- Backs onto lake and path system
- 3 Bedrooms, 2½ baths
- Laundry room on second floor
- Ceramic backsplash in kitchen
- Banjo countertops in all bathrooms
- Laminate flooring in foyer, flex room, kitchen, dining and Great room
- Energy Star Low-Emission windows
- Whirlpool, fridge, stove, dishwasher and OTR Microwave
- Top load washer & dryer
- Optional 20' x 22' detached garage c/w 20' x 10' driveway

#### Lower Suite:

- 1 Bedroom, 1 bath
- Full kitchen w/ black Whirlpool appliances
- Laundry
- Separate side entry
- Parking

#### Also:

- Legal fees and closing costs when using Builder's lawyer and approved lender
- Covered by Alberta New Home Warranty Protection

#### Exterior Colours:

- Siding Horizontal – Brownstone
- Smart Board – Wedgewood
- Trim – Charcoal



**SPECIAL SALE PRICE:**  
**Listing Sold**

(Price includes: House, Lot, GST)

#### Model:

Bridgeport II w/ Legal Suite

#### Availability:

No longer available

#### Address:

332 West Haven Drive  
Leduc, Alberta

#### Legal Description:

Lot: 51, Block: 16, Plan: 172-1877

\* Pricing, specifications, and availability are all subject to change without notice.

**Encore<sup>®</sup>**  
**MASTER BUILDER**  
EXPECT TO BE IMPRESSED



TEL: 780-472-8362  
ENCORE MASTER BUILDER INC.



info@encorehomes.ca  
EncoreHomes.ca



11344 - 119 Street  
Edmonton, AB T5G 2X4