Sally Creek
LIFESTYLE HOMES

PLANS AND PRICING

Plattsville Estates
EXECUTIVE HOMES



Plattsville Estates
EXECUTIVE HOMES

PLATTSVILLE ESTATE

Towns, semis, singles and bungalows,
Plattsville, Ontario

Pricing: Plattsville Towns - From 1,322 sq ft - $699,999
Plattsville Detached / 50’ lots, from 1,410 sq ft - $899,999

$5,000 detached / $2,500 townhomes landscape package

Plattsville Estates is a collection of towns, semis, singles and bungalows on fifty and sixty foot lots, in a village about twenty minutes from Kitchener-Waterloo. Nine foot ceilings on the main floor and in the basement, and a fully sodded lot the day you get the keys. Close enough that your job, your doctor and your friends stay exactly where they are. Far enough that you can have a conversation in your own backyard without the neighbours joining in.

What you get

Real lots. Fifty and sixty feet of frontage, and the land is yours.

Four ways to buy in. Towns, semis, singles and bungalows on the same street, so the neighbourhood is not one price point repeated four hundred times.

Nine foot ceilings on the main floor and in the basement.

A finished lot on day one. Fully sodded when you take possession, not a mud patch and a promise.

A village that already works. An arena, a curling rink, a library and a ball diamond, all of it walkable. The arena on Mill Street runs free public skating through the winter, including parent and tot mornings.

Covered by Tarion. Every home carries Ontario’s new home warranty.

Where it is

PLATTSVILLE MODEL HOME
43 Hilborn Street
Plattsville, Ontario

HOURS
Sat-Sun 12:00 PM - 4:00 PM

Prices and promotions are subject to change without notice. E.&O.E.a

PLATTSVILLE ESTATE MAP



Plattsville Estates
EXECUTIVE HOMES

Singles, Semis & Towns

FEATURES & FINISHES

Sally Creek LIFESTYLE HOMES

Plattsville Estates EXECUTIVE HOMES

EXTERIOR FEATURES

- Exterior elevations feature a coordinated combination of clay brick, premium vinyl siding, and complementary architectural details, generally based on the selected plan and elevation. Approximate material proportions may vary by elevation and final architectural design.
- Manufacturer's lifetime limited warranty self-sealing asphalt shingles.
- Exterior wall construction designed to meet Ontario building code
- Insulated front entry door with decorative glass sidelights, as per plan.
- Front entry grip set with deadbolt locking system.
- Coordinated exterior coach lighting at front entry and garage locations, as per model.
- Energy-efficient vinyl casement windows featuring Low-E glass and argon gas fill. All operable windows include screens.
- Architecturally controlled exterior window colour selections.
- Insulated steel sectional garage doors with window inserts, as per plan.
- Deadbolt locks on all exterior swinging doors.
- Maintenance-free aluminum soffits, fascia, eavestroughs, and downspouts.
- Reinforced concrete front porch.
- Exterior hose bibs with interior shut-off valves located at the rear of the home and in the garage.
- Fully sodded front and side yard, rear yard seeded.

BASEMENT FEATURES

- Oak-finished stair areas where exposed. Basement stairs located behind doors finished in paint-grade materials.
- Approximately 8'-8'6" basement
- Three-piece bathroom rough-in, as per plan.
- Poured concrete foundation walls with damp-proofing and drainage membrane protection.
- Concrete basement floor with floor drain at furnace area, as per plan, unfinished.
- R-20 insulated basement walls.
- Sump pump included.

INTERIOR FEATURES

- Approximately 9′ ceilings on the main floor, 8′ ceilings on the second floor, excluding cathedral, coffered, or other architectural ceiling details.
- Smooth ceilings throughout the main and second floors.
- Two-panel interior doors throughout.
- Oak staircase with matching hardwood landing.
- Upgraded handrails with black metal pickets and substantial newel posts, as per Builder samples.
- 4 ″ baseboards and 3 ″ casings throughout the home.
- Brushed chrome lever hardware throughout.
- Privacy locks on bathroom and powder room doors.
- Sliding patio doors or garden doors, as per plan.
- Wire shelving and hanging rods installed in all closets.
- Interior walls finished in Builder's standard paint selections.
- Interior trim and woodwork primed and painted.
- Flat white painted ceilings throughout.

ELECTRICAL FEATURES

- 200 AMP electrical service.
- White Decora-style switches and receptacles throughout.
- Ground fault protected outlets in all bathrooms.
- Exterior soffit receptacle for seasonal lighting.
- Builder's standard lighting package throughout principal rooms, hallways, and walk-in closets.
- Allowance for eight pot lights, interior or exterior.
- Interconnected smoke and carbon monoxide detectors on every level, including the basement, as required by Ontario Building Code.
- Front entry door chime.
- Weatherproof exterior electrical outlets at front porch and rear yard.
- Electrical outlets in garage areas.
- Electric vehicle charging rough-in and/or dedicated charging outlet are available as optional upgrades and are not included in the base purchase price.

SMART NETWORK HOME - ROUGH-IN

- Three (3) – Cat6A Network Cables for IPTV.
- One (1) – Cat6 Network for keypad.
- Two (2) – Cat5e Network Cable for IP Cameras.

KITCHEN FEATURES

- Kitchen cabinetry available in a carefully selected range of styles and finishes from Builder's standard collections.
- Extended-height upper cabinets approximately 36″ high, as per plan.
- Crown moulding above cabinets with coordinating light valance below.
- Soft-close cabinet doors and full-extension drawers.
- Cabinet hardware selected from Builder's standard collections.
- Kitchen layouts may include islands, breakfast bars, pantries, chef's desks, wet bars, and other features, as per plan.
- Quartz countertops from Builder's curated selection of colours and finishes.
- Undermount stainless steel double-bowl sink.
- Moen chrome single-lever kitchen faucet.
- Split electrical outlets above countertop areas for small appliances.
- Heavy-duty receptacle for future stove.
- Dedicated electrical outlet for refrigerator.
- Island receptacle where applicable.
- Dishwasher rough-in including water supply and drain connections.

BATHROOM FEATURES

- Bathroom cabinetry available in a variety of styles and finishes from Builder's standard collections.
- Quartz countertops in all bathrooms from Builder's standard selections.
- Freestanding soaker tub in the Primary Ensuite, as per plan.
- Recessed shower pot light in separate shower stalls.
- Ceramic wall tile selections in shower and tub surround areas.
- White sinks, toilets, and bathtubs where applicable.
- Moen chrome single-lever faucets for bathroom sinks.
- Kohler comfort-height elongated toilets throughout.
- Vanity mirrors included in all bathrooms.
- Pressure-balanced shower controls.
- Acrylic bathtubs in secondary bathrooms where applicable.
- Exhaust fans installed in all bathrooms in accordance with Ontario Building Code requirements.
- Water shut-off valves installed at sinks and toilets.

LAUNDRY FEATURES

- Laundry tub with chrome faucet.
- White melamine base cabinet with laminate countertop.
- Dryer vent rough-in.
- Plumbing, electrical, and venting rough-ins included for future laundry appliances.

FLOORING FEATURES

- Tongue-and-groove subfloor system, nailed, glued, and screwed for enhanced durability.
- Engineered hardwood flooring throughout designated main floor areas and upper hallway.
- 12″ 24″ tile flooring in designated main floor tiled areas.
- 12″ 24″ tile flooring in second-floor bathrooms and laundry room.
- Flooring installed prior to baseboard installation to achieve a clean and consistent finish.

HEATING, COOLING AND INSULATION

- High-efficiency forced-air gas furnace.
- Central air conditioning included.
- Premium air sealing around windows, doors, and building penetrations.
- Nest thermostat installed on the main floor.
- Heat Recovery Ventilator (HRV) included to support indoor air quality and energy efficiency.
- Rental water softener with purchase option available.
- On-demand tankless hot water system (rental with purchase option available).
- R-31 spray foam insulation in exposed floors.
- R-60 blown attic insulation.

WARRANTY

Sally Creek Lifestyle Homes is registered with the TARION Warranty Program, which includes:

- One (1) year coverage for defects in materials and workmanship.
- Two (2) year coverage for defects related to electrical, plumbing, heating delivery and distribution systems, exterior cladding, and water penetration.
- Seven (7) year coverage for major structural defects.

Disclaimer: Features, finishes, materials, colours, brands, dimensions, ceiling heights, and specifications may vary by plan, elevation, architectural controls, site conditions, supplier availability, and municipal approvals. Renderings, photos, model homes, and marketing materials may show optional upgrades or items not included in the base purchase price. Final features and specifications are governed by the Agreement of Purchase and Sale. E. & O.E.

Specifications and Terms are Subject to Change Without Notice - Last Updated: **June 2026**

Executive Singles

PRICE LIST

Sally Creek LIFESTYLE HOMES

Plattsville Estates EXECUTIVE HOMES

Model Name	Model Type	Main SqFt	Bedroom Units	Bathroom Units	50' Lot Price	60' Lot Price
					Base price only. Final price confirmed by APS.	
BUNGALOW COLLECTION						
Brookside - Elevation A	Bungalow	1,410	3 Bedroom	1.5 Bathroom	**$899,999**	**$1,039,999**
Brookside - Elevation B	Bungalow	1,410	3 Bedroom	1.5 Bathroom	**$929,999**	**$1,069,999**
Osborne - Elevation A	Bungalow	1,585	3 Bedroom	2.5 Bathroom	**$979,999**	**$1,119,999**
Osborne - Elevation B	Bungalow	1,585	3 Bedroom	2.5 Bathroom	**$1,014,999**	**$1,154,999**
Parkside - Elevation A	Bungalow	1,750	3 Bedroom	2 Bathroom	**$999,999**	**$1,139,999**
Parkside - Elevation B	Bungalow	1,750	3 Bedroom	2 Bathroom	**$1,039,999**	**$1,179,999**
Playfair - Elevation A	Bungalow	1,800	3 Bedroom	2.5 Bathroom	**$999,999**	**$1,139,999**
Playfair - Elevation B	Bungalow	1,800	3 Bedroom	2.5 Bathroom	**$1,039,999**	**$1,179,999**
2-STOREY COLLECTION						
Marquis - Elevation A	2-Storey	1,800	3 Bedroom	2.5 Bathroom	**$999,999**	**$1,139,999**
Marquis - Elevation B	2-Storey	1,800	3 Bedroom	2.5 Bathroom	**$1,039,999**	**$1,179,999**
Sierra - Elevation A	2-Storey	2,030	3-4 Bedroom	2.5 Bathroom	**$1,099,999**	**$1,239,999**
Sierra - Elevation B	2-Storey	2,030	4 Bedroom	2.5 Bathroom	**$1,144,999**	**$1,284,999**
Emick - Elevation A	2-Storey	2,310	4 Bedroom	2.5 Bathroom	**$1,159,999**	**$1,299,999**
Emick - Elevation B	2-Storey	2,310	4 Bedroom	2.5 Bathroom	**$1,199,999**	**$1,339,999**
Green Briar - Elevation A	2-Storey	2,648	4 Bedroom	2.5 Bathroom	**$1,349,999**	**$1,489,999**
Green Briar - Elevation B	2-Storey	2,648	4 Bedroom	2.5 Bathroom	**$1,399,999**	**$1,539,999**
EXECUTIVE COLLECTION						
Palisades - Elevation A	2-Storey	2,820	4 Bedroom	3.5 Bathroom	**$1,327,999**	**$1,467,999**
Palisades - Elevation B	2-Storey	2,820	4 Bedroom	3.5 Bathroom	**$1,377,999**	**$1,517,999**
Malibu - Elevation A	2-Storey	2,910	4 Bedroom	3.5 Bathroom	**$1,387,999**	**$1,531,999**
Malibu - Elevation B	2-Storey	2,910	4 Bedroom	3.5 Bathroom	**$1,437,999**	**$1,567,999**
Wilmont - Elevation A	2-Storey	3,470	4 Bedroom	3.5 Bathroom	**N/A**	**$1,669,999**
Wilmont - Elevation B	2-Storey	3,470	4 Bedroom	3.5 Bathroom	**N/A**	**$1,734,999**
Berkshire - Elevation A	2-Storey	3,670	4 Bedroom	3.5 Bathroom	**N/A**	**$1,769,999**
Berkshire - Elevation B	2-Storey	3,670	4 Bedroom	3.5 Bathroom	**N/A**	**$1,794,999**

Deposit Structure

Deposit 1: With Offer: **$25,000**
Deposit 2: 30 Days After Acceptance of Offer: **$25,000**
Deposit 3: 60 Days After Acceptance of Offer: **$25,000**
Deposit 4: 90 Days After Acceptance of Offer: **$25,000**

Prices are subject to change without notice and are not guaranteed until confirmed in a fully executed Agreement of Purchase and Sale. Prices are based on standard specifications and applicable lot size. Elevation, lot premiums, upgrades, purchaser selections, HST treatment, rebate eligibility/assignment, Tarion fees, development charges, utility connections, adjustments, and other closing costs may affect the final purchase price. Square footages, features, plans, and availability are approximate and subject to change. Errors and omissions excepted.

Prices are effective **June 2026**.

BROOKSIDE

1,410 sqft **50/60’** lot

Plattsville Estates
EXECUTIVE HOMES



- Elegant Roof Lines
- Upscale Stone & Brick Exterior
- Luxurious 9’ Main & 8’ Second Floors
- Gourmet Kitchens w/ Extended Height Cabinets



- 3 Bedrooms
- 1.5 Bathrooms
- 2 Car Garage
- Granite & Quartz Counters
- Oak Stairs
- Walk-Out Lots

226.242.5600 | **sclifestylehomes.com**
sales@sclh.ca

All house renderings and interior drawings are artist conception. Material specifications and floor plans are subject to change without notice.
All floor plans are approximate dimensions, E.&O.E.. NOTE: Actual usable floor space may vary from the stated floor area.

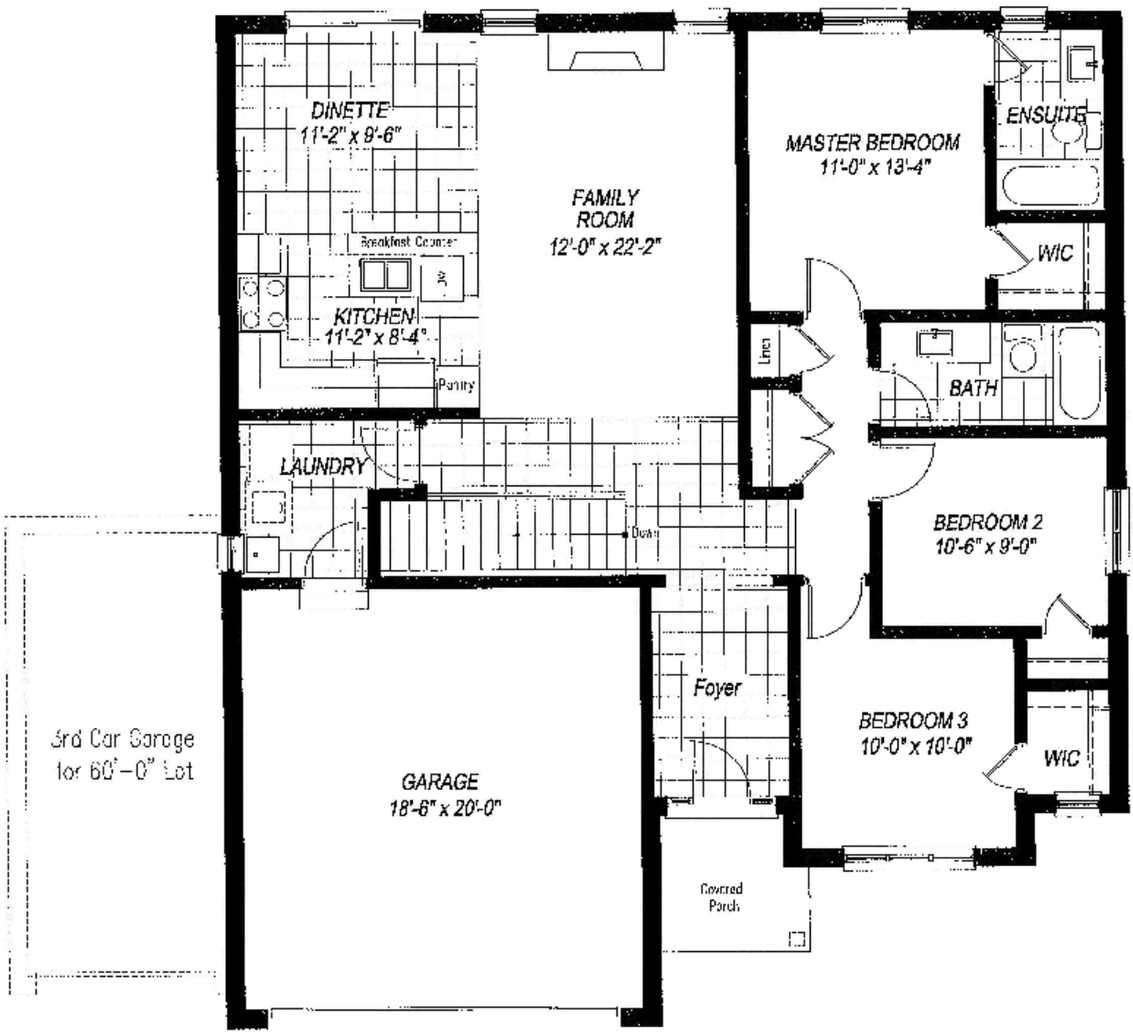
Sally Creek
LIFESTYLE HOMES

BROOKSIDE

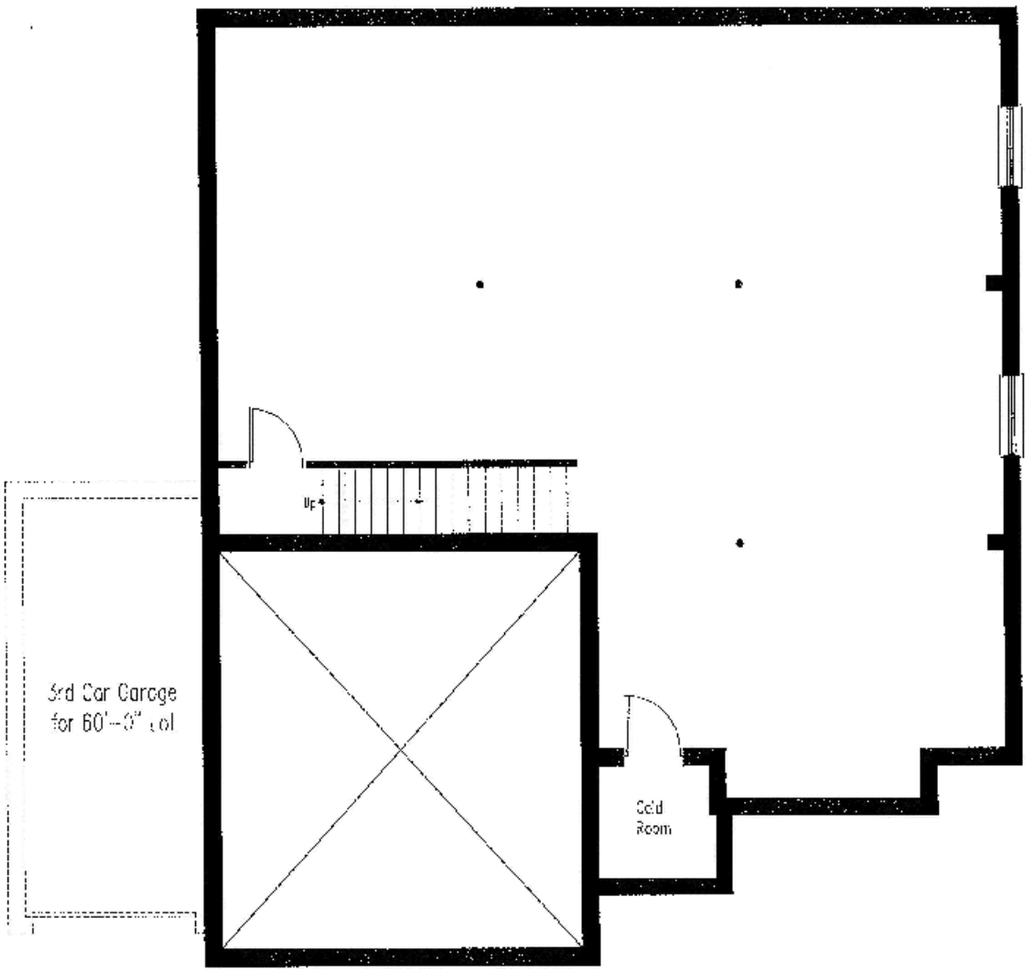
1,410 sqft
3 bed / 1.5 bath

Plattsville Estates
EXECUTIVE HOMES

MAIN FLOOR



BASEMENT



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OSBORNE

1,585 sqft **50/60’** lot

Plattsville Estates
EXECUTIVE HOMES



Elevation **A**

- Elegant Roof Lines
- Upscale Stone & Brick Exterior
- Luxurious 9’ Main & 8’ Second Floors
- Gourmet Kitchens w/ Extended Height Cabinets



Elevation **B**

- 3 Bedrooms
- 2.5 Bathrooms
- 2 Car Garage
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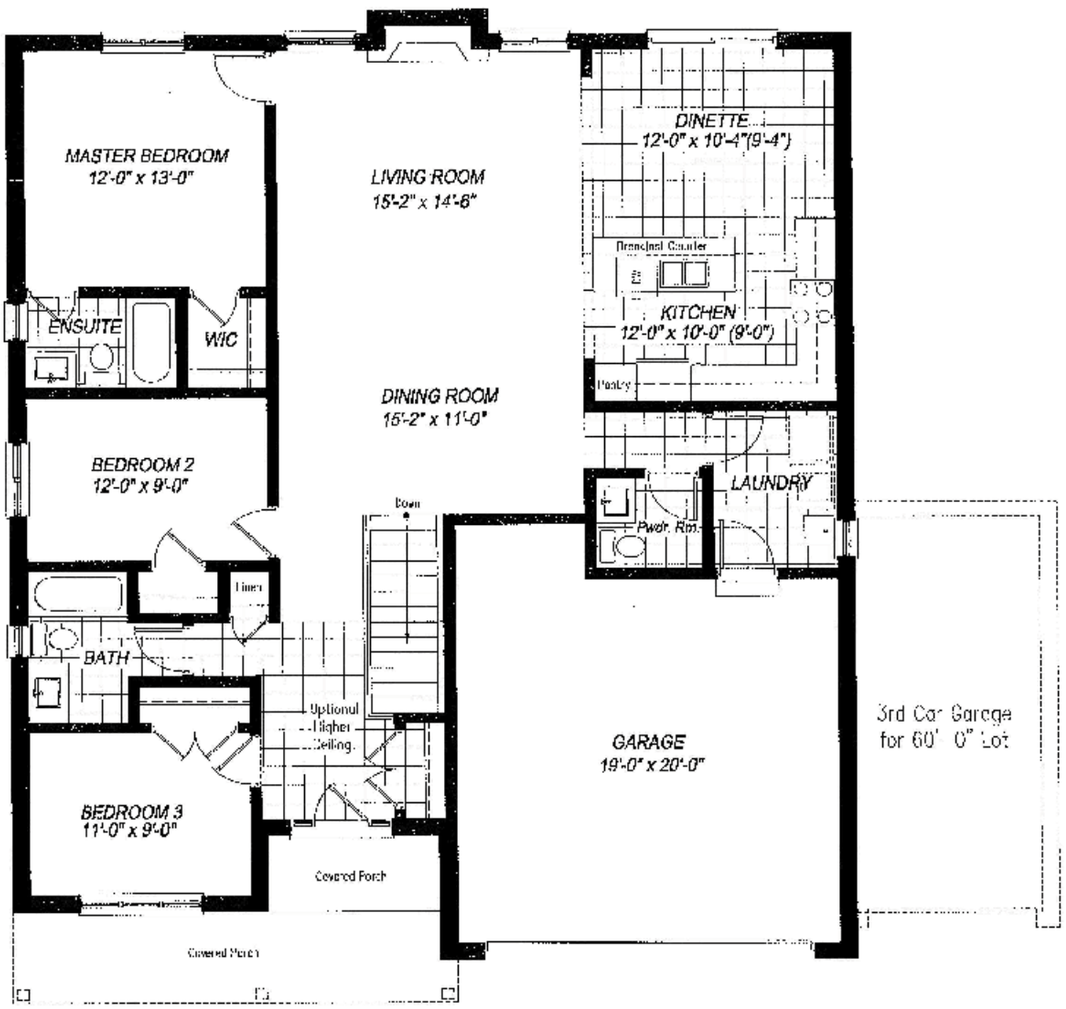
Sally Creek
LIFESTYLE HOMES

OSBORNE

1,585 sqft
3 bed / 2.5 bath

Plattsville Estates
EXECUTIVE HOMES

MAIN FLOOR



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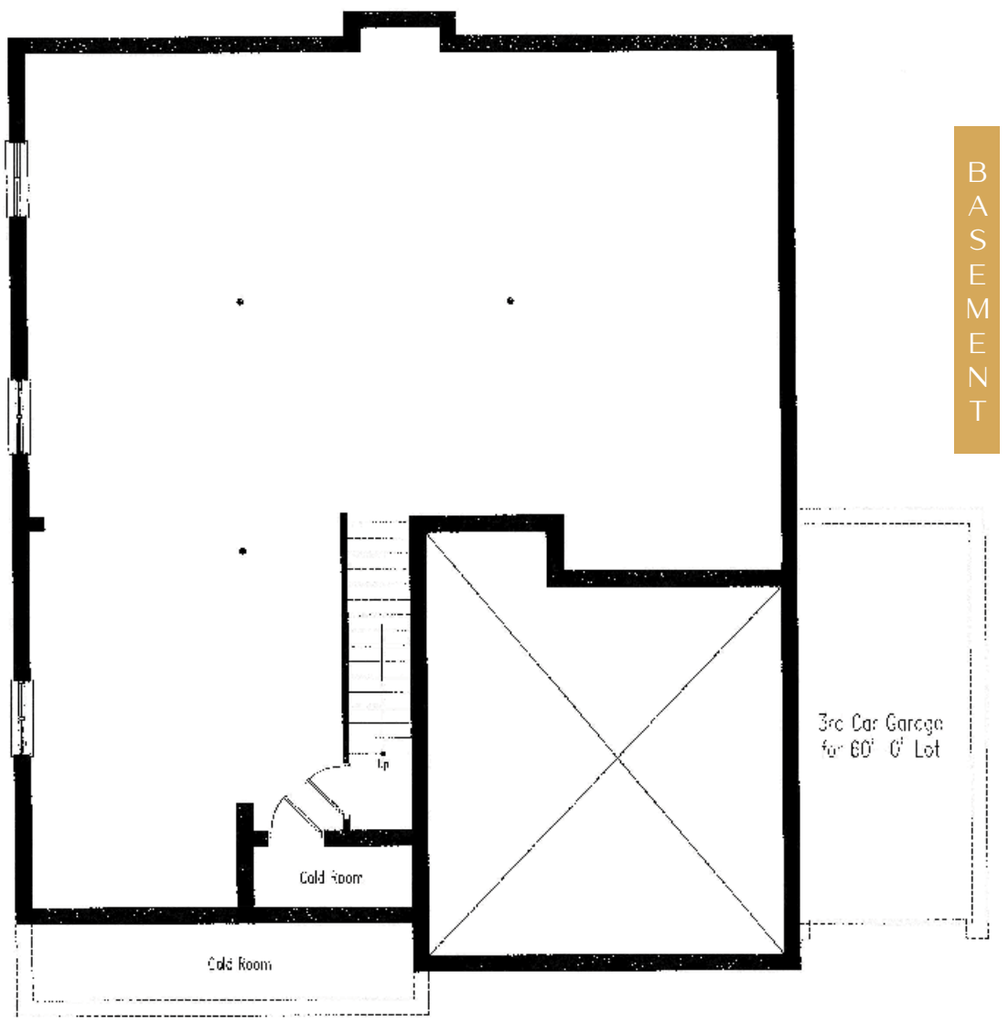

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LIFESTYLE HOMES

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PARKSIDE

1,750 sqft **50/60’** lot

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EXECUTIVE HOMES



- Elegant Roof Lines
- Upscale Stone & Brick Exterior
- Luxurious 9’ Main & 8’ Second Floors
- Gourmet Kitchens w/ Extended Height Cabinets



- 3 Bedrooms
- 2 Bathrooms
- 2 Car Garage
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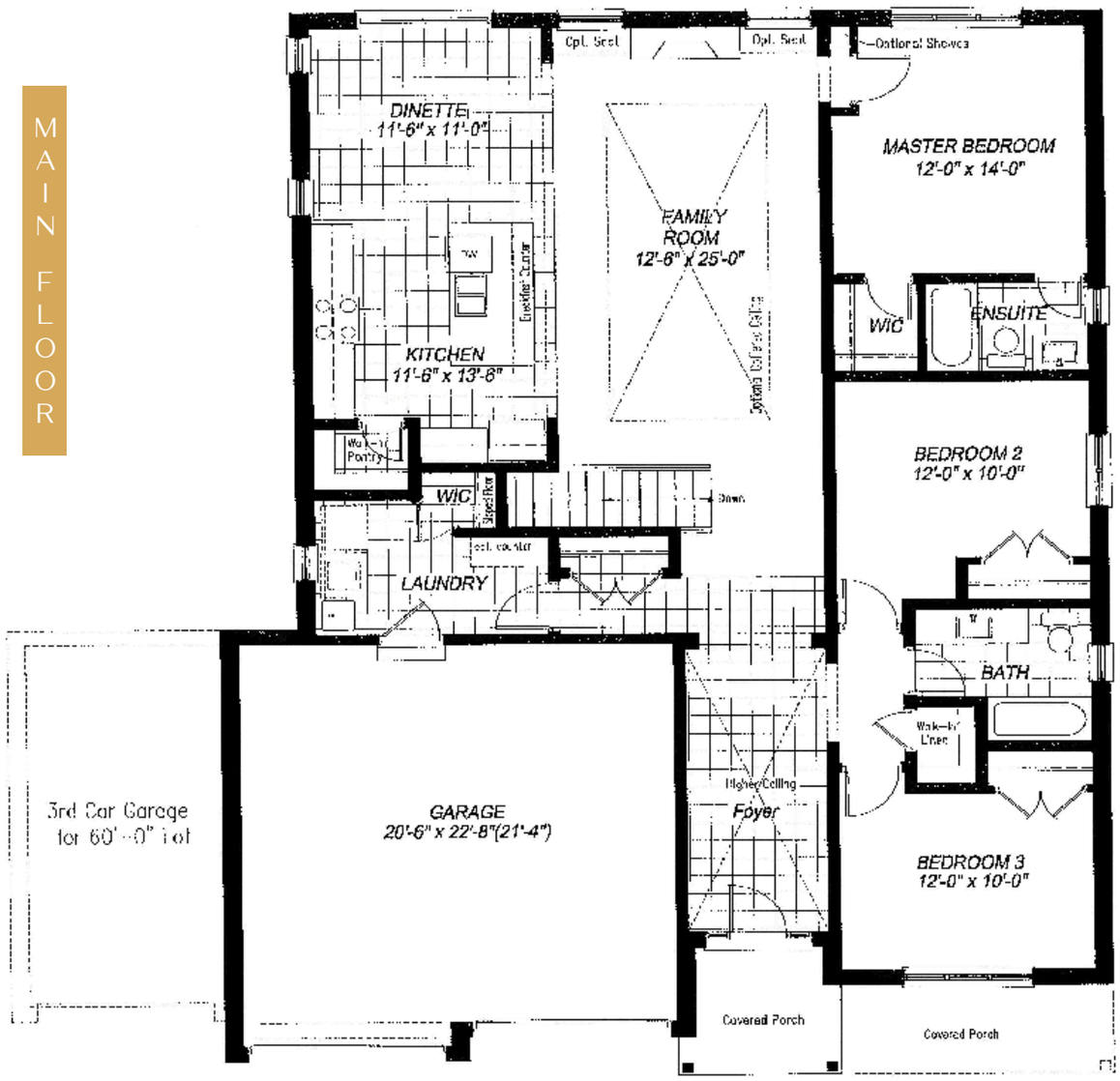
Sally Creek
LIFESTYLE HOMES

PARKSIDE

1,750 sqft
3 bed / 2 bath

Plattsville Estates
EXECUTIVE HOMES

MAIN FLOOR



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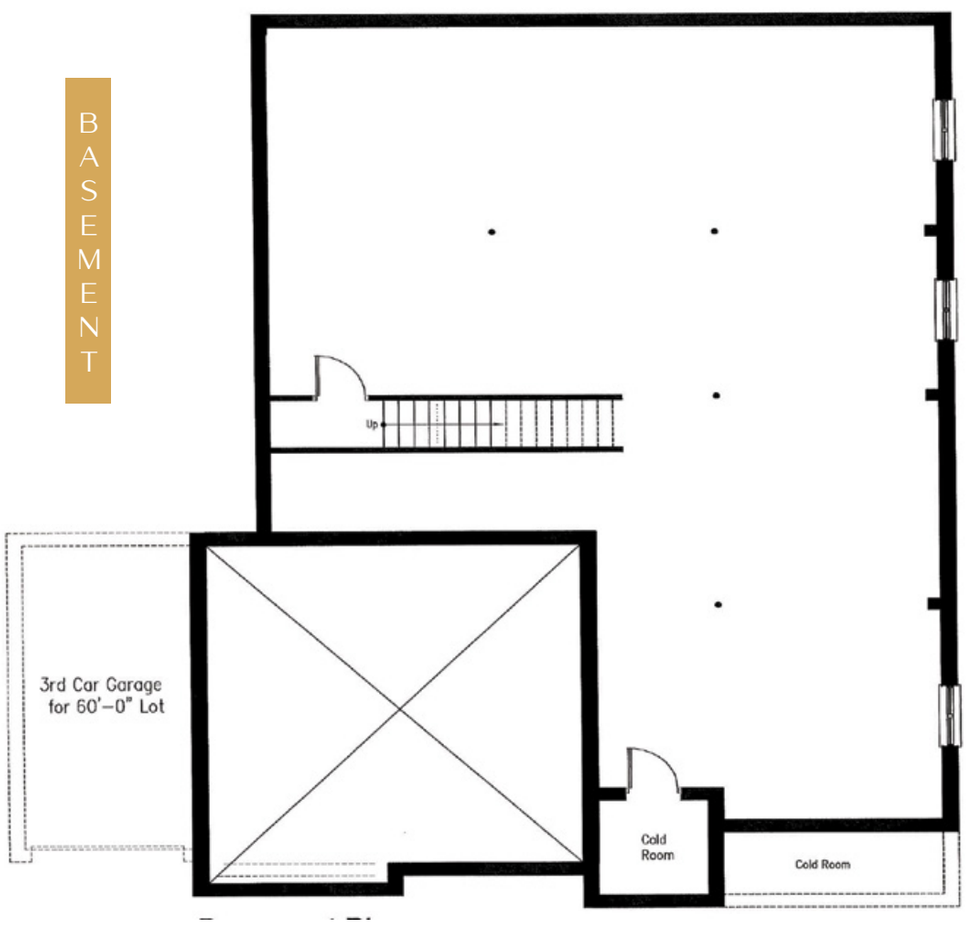

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LIFESTYLE HOMES

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PLAYFAIR

1,800 sqft **50/60’** lot

Plattsville Estates
EXECUTIVE HOMES



Elegant
Roof Lines

Upscale Stone &
Brick Exterior

Luxurious 9’ Main &
8’ Second Floors

Gourmet Kitchens w/
Extended Height Cabinets



- 3 Bedrooms
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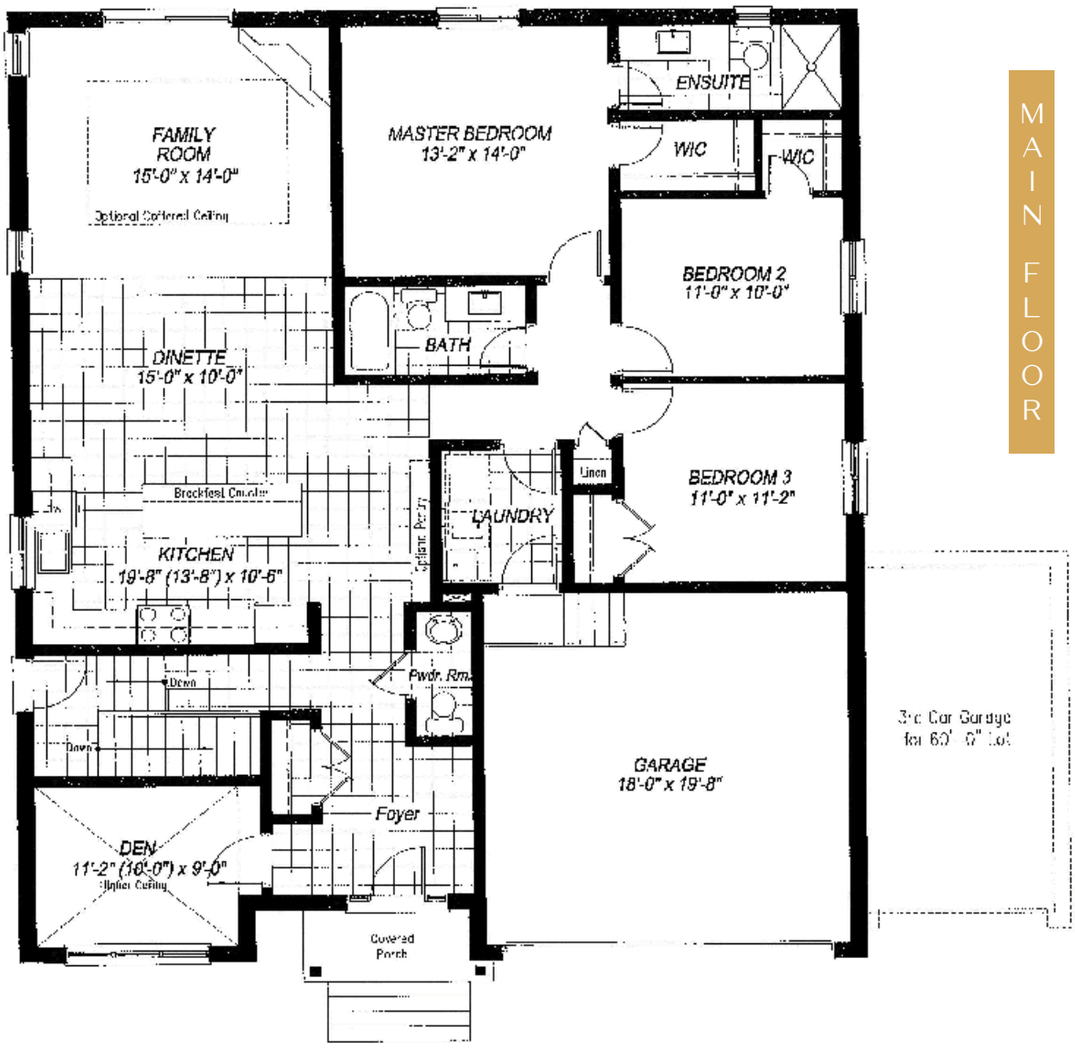
Sally Creek
LIFESTYLE HOMES

PLAYFAIR

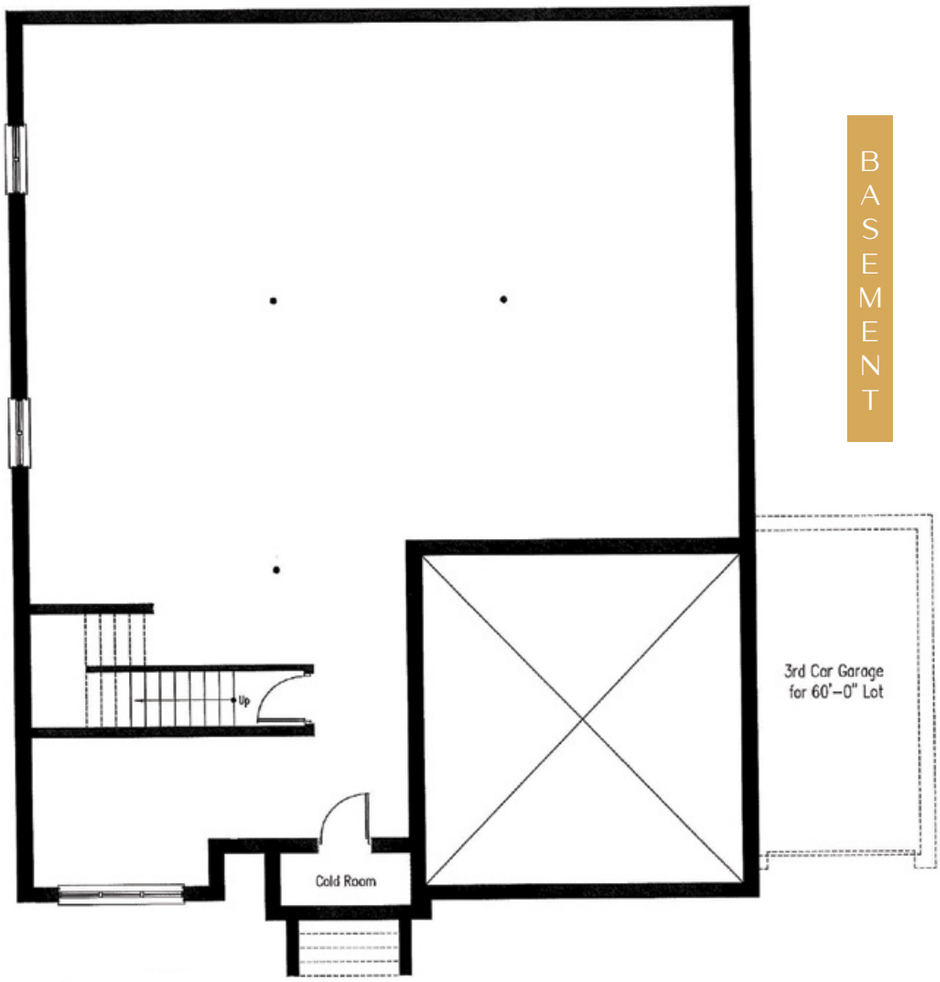
1,800 sqft
3 bed / 2.5 bath

Plattsville Estates
EXECUTIVE HOMES

MAIN FLOOR



BASEMENT



Sally Creek
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MARQUIS

1,800 sqft **50/60'** lot

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EXECUTIVE HOMES



- Elegant Roof Lines
- Upscale Stone & Brick Exterior
- Luxurious 9' Main & 8' Second Floors
- Gourmet Kitchens w/ Extended Height Cabinets



- 3 Bedrooms
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Sally Creek
LIFESTYLE HOMES

MARQUIS

1,800 sqft
3 bed / 2.5 bath

Plattsville Estates
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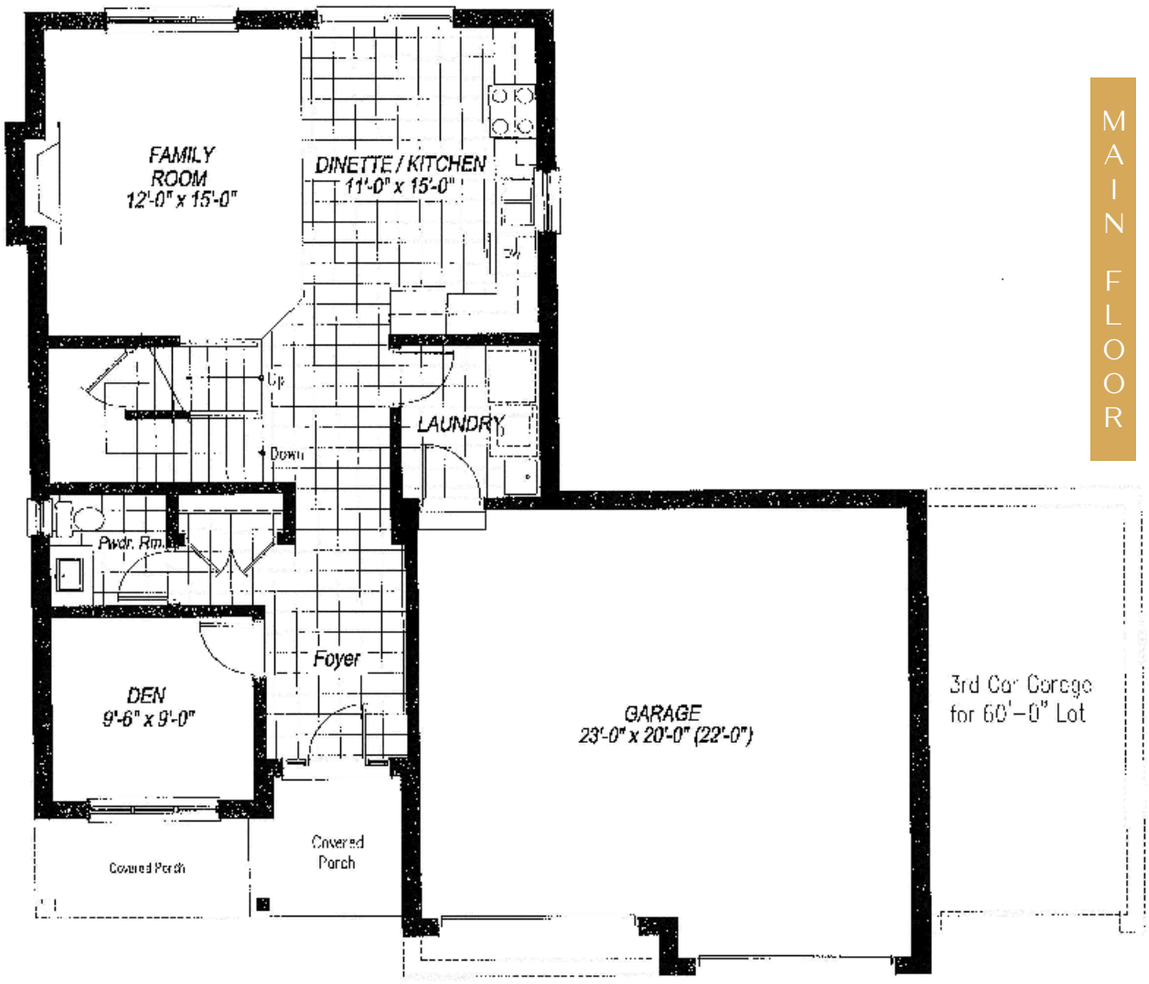
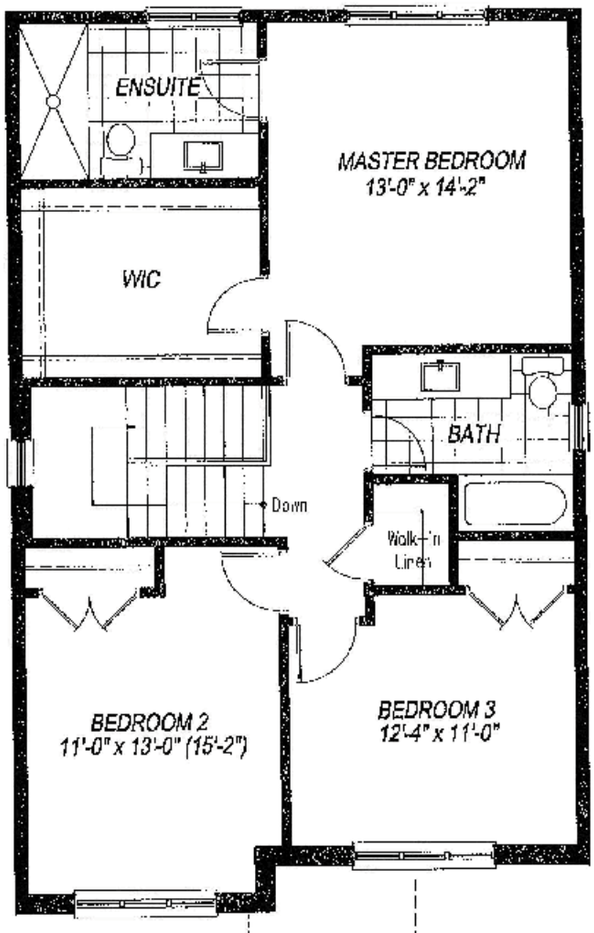
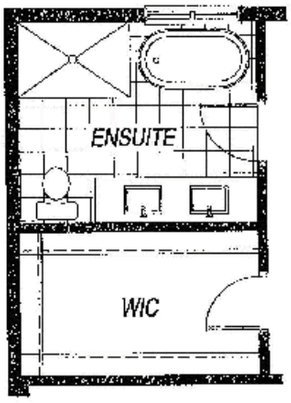


MAIN FLOOR



Optional 4-Piece Ensuite



SECOND FLOOR

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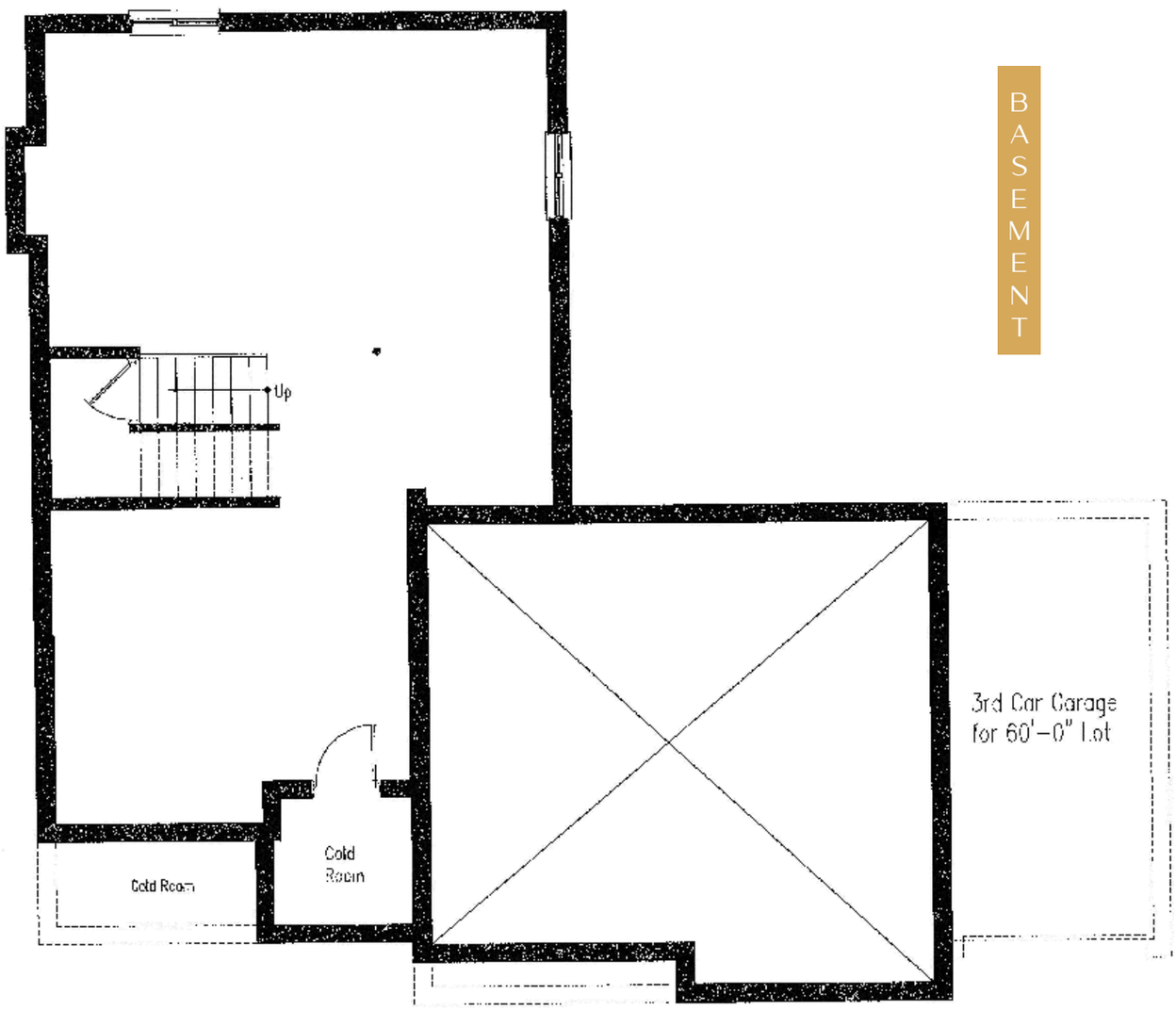
MARQUIS

1,800 sqft
3 bed / 2.5 bath

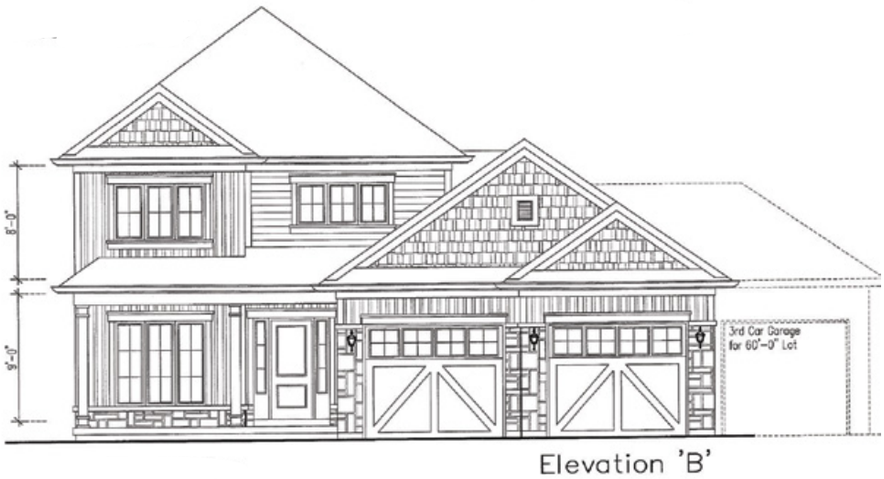
Plattsville Estates
EXECUTIVE HOMES

BASEMENT





Elevation 'A'



Elevation 'B'

Sally Creek
LIFESTYLE HOMES

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SIERRA

2,030 sqft **50/60'** lot

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EXECUTIVE HOMES



- Elegant Roof Lines
- Upscale Stone & Brick Exterior
- Luxurious 9' Main & 8' Second Floors
- Gourmet Kitchens w/ Extended Height Cabinets



- 4 Bedrooms
- 2.5 Bathrooms
- 2 Car Garage
- Granite & Quartz Counters
- Oak Stairs
- Walk-Out Lots

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LIFESTYLE HOMES

SIERRA

2,030 sqft
4 bed / 2.5 bath

Plattsville Estates
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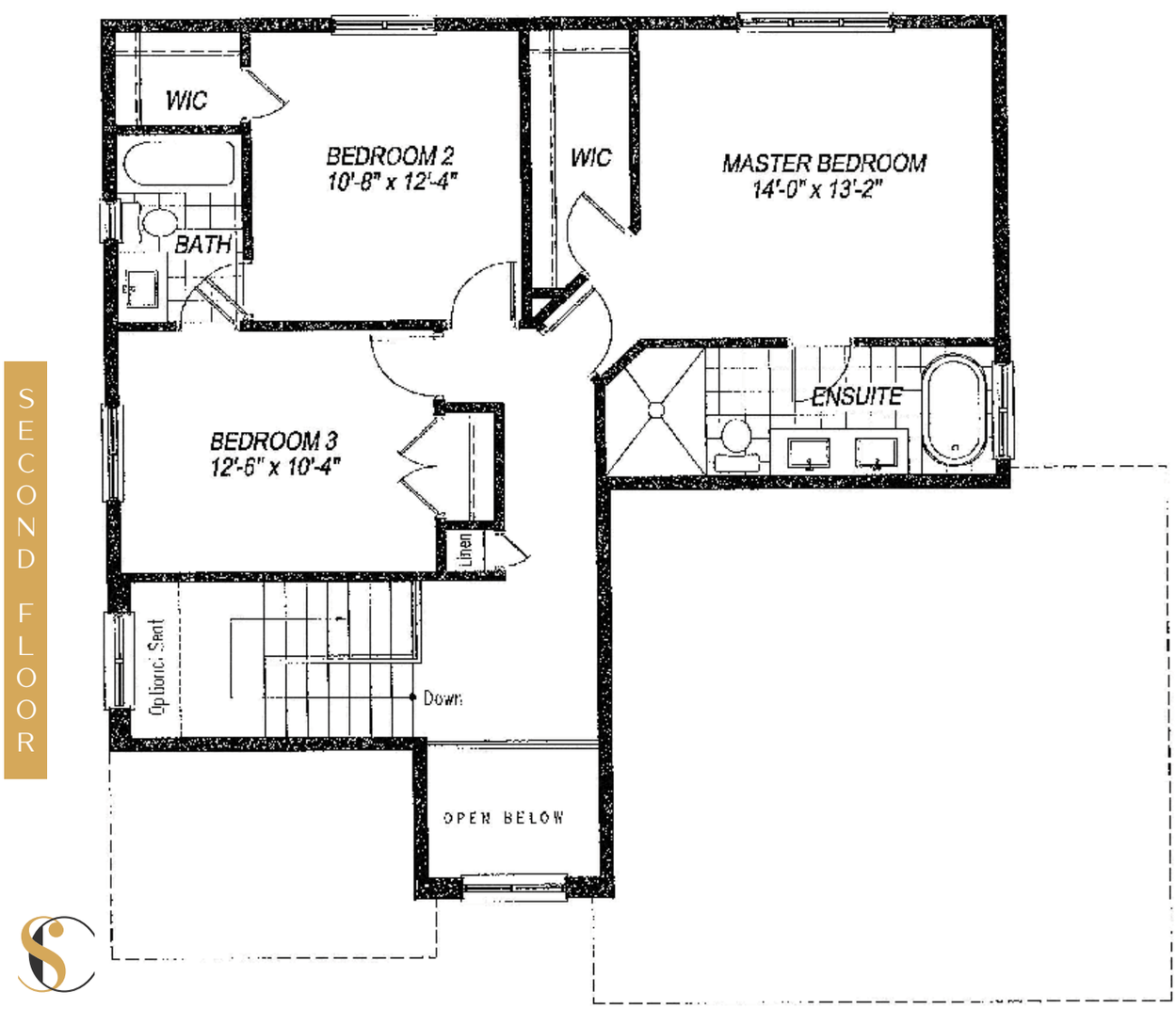
MAIN FLOOR



SECOND FLOOR



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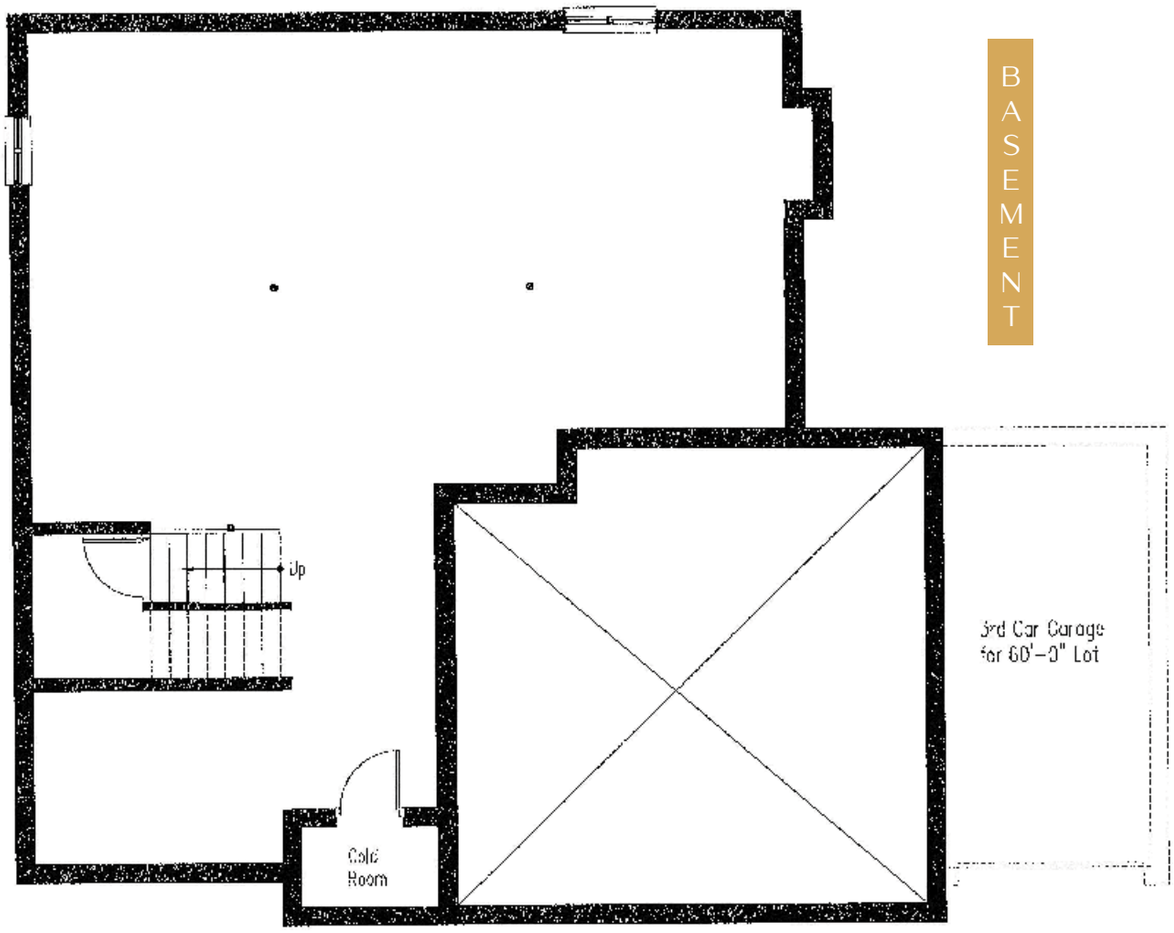
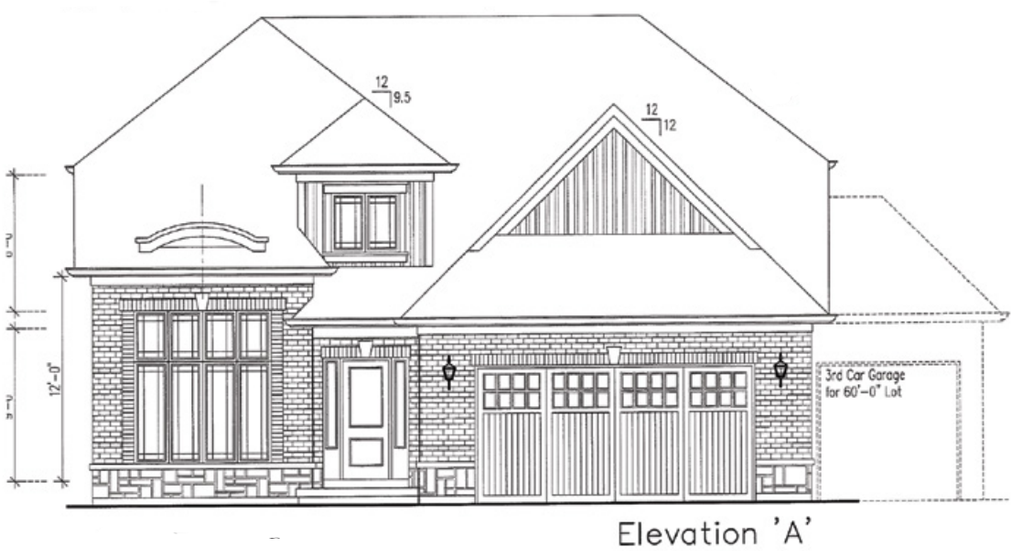
SIERRA

2,030 sqft
4 bed / 2.5 bath

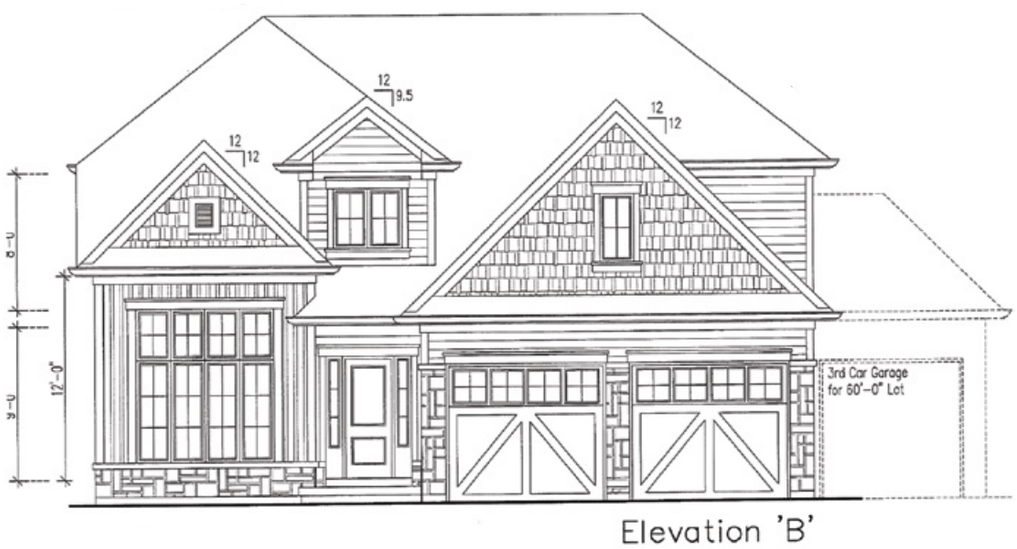
Plattsville Estates
EXECUTIVE HOMES

BASEMENT





Elevation 'A'



Elevation 'B'

Sally Creek
LIFESTYLE HOMES

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All floor plans are approximate dimensions, E.&O.E.. NOTE: Actual usable floor space may vary from the stated floor area.

EMICK

2,310 sqft **50/60’** lot

Plattsville Estates
EXECUTIVE HOMES



Elegant
Roof Lines

Upscale Stone &
Brick Exterior

Luxurious 9’ Main &
8’ Second Floors

Gourmet Kitchens w/
Extended Height Cabinets



- 4 Bedrooms
- 2.5 Bathrooms
- 2 Car Garage
- Granite & Quartz Counters
- Oak Stairs
- Walk-Out Lots

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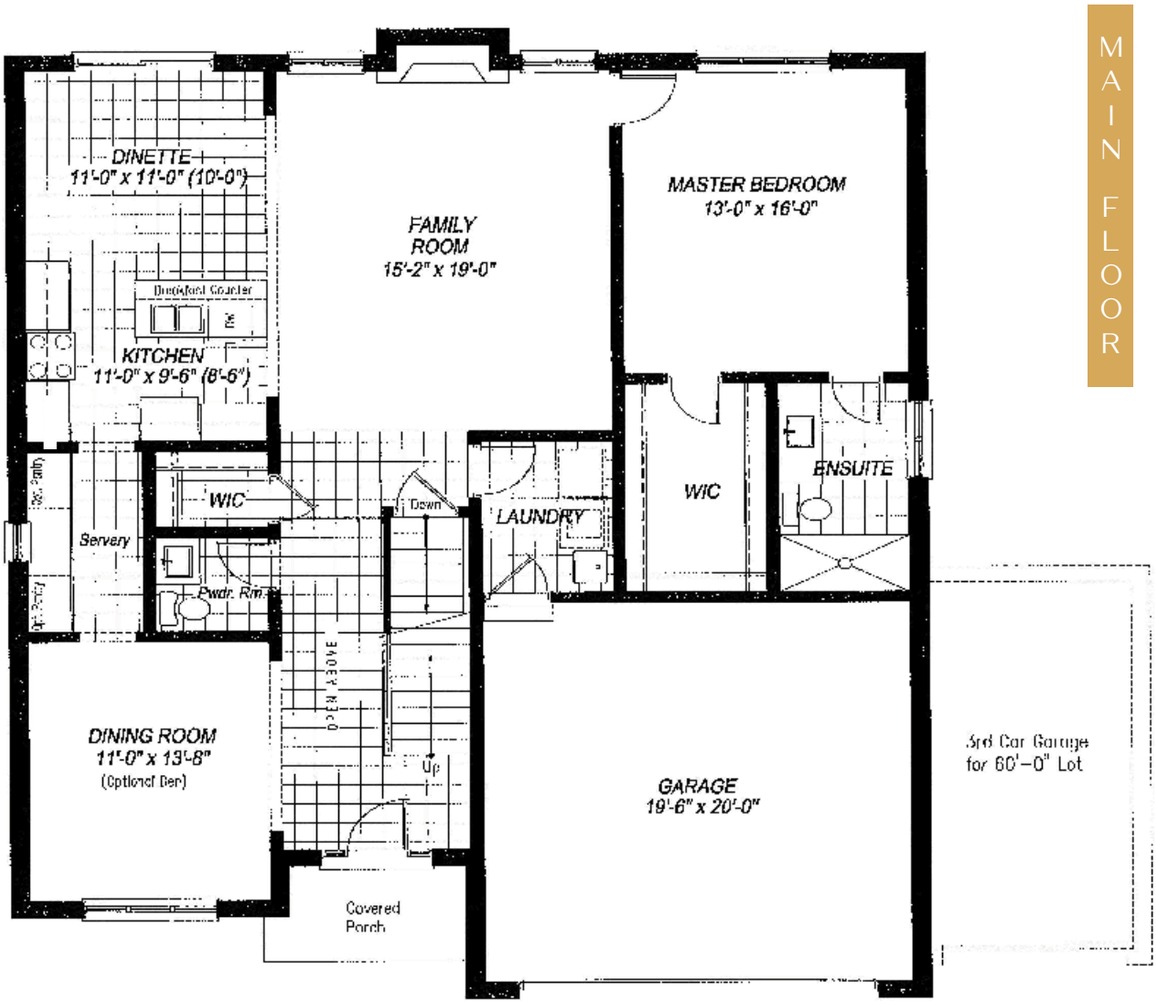
Sally Creek
LIFESTYLE HOMES

EMICK

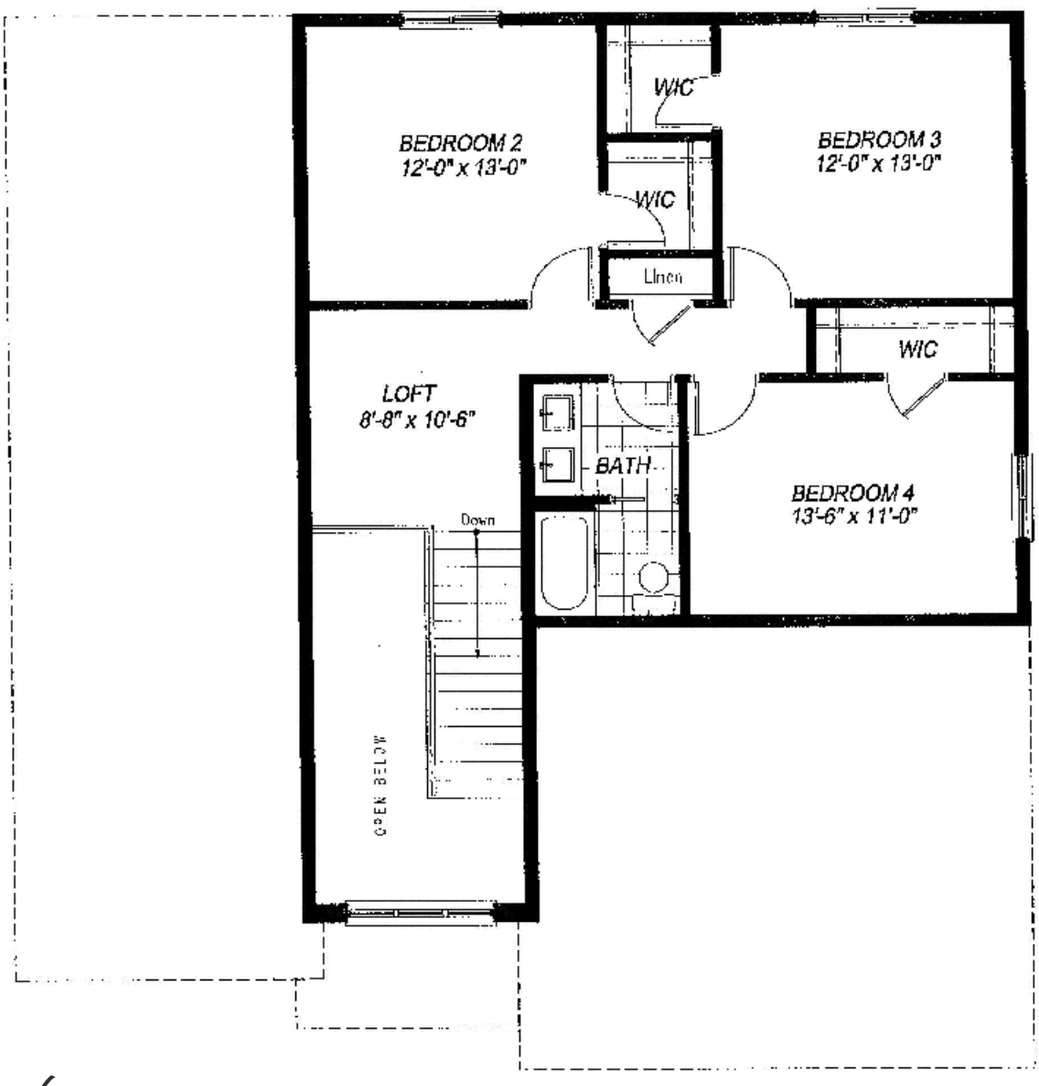
2,310 sqft
4 bed / 2.5 bath

Plattsville Estates
EXECUTIVE HOMES

MAIN FLOOR



SECOND FLOOR



Sally Creek
LIFESTYLE HOMES

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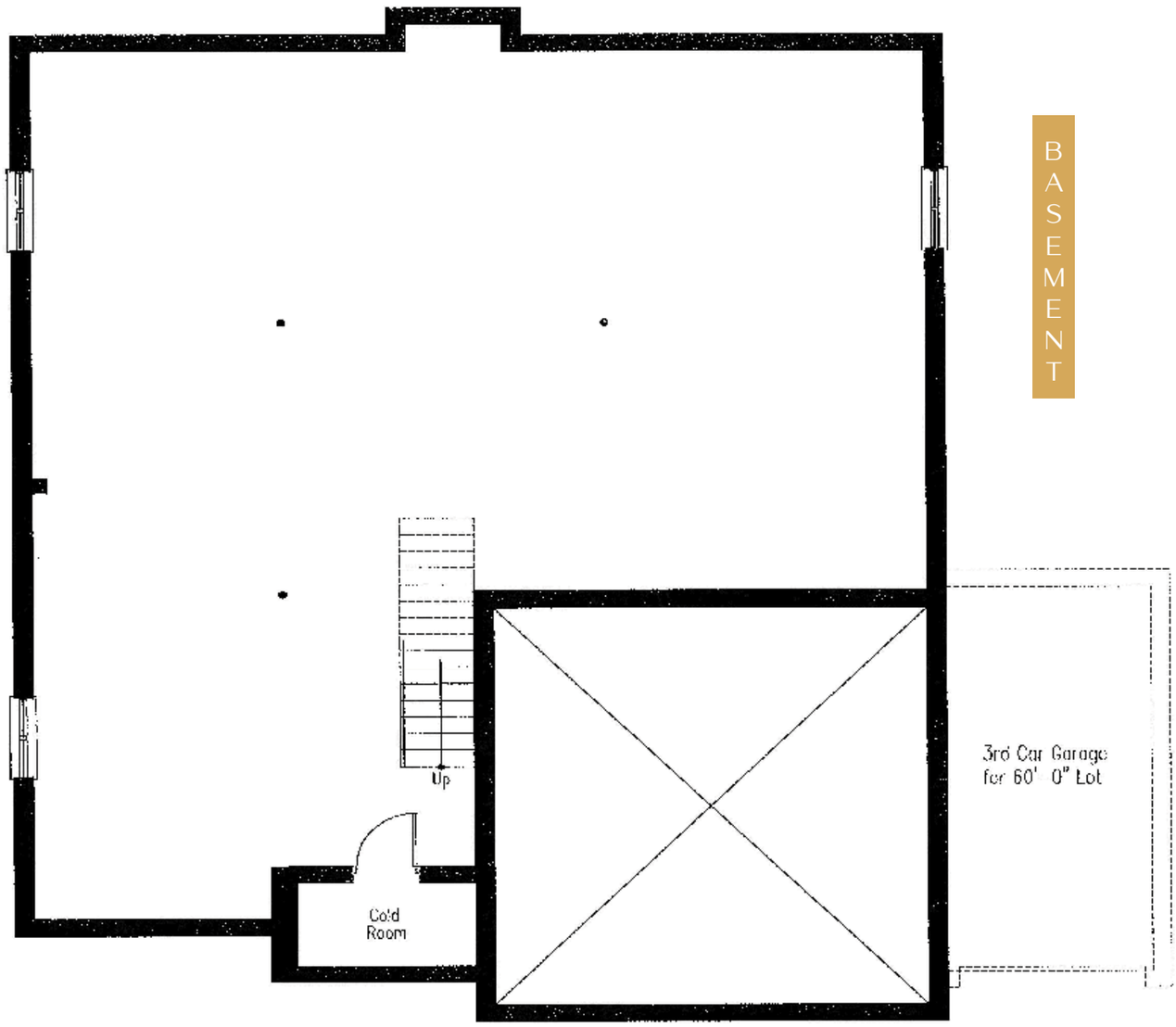
EMICK

2,310 sqft
4 bed / 2.5 bath

Plattsville Estates
EXECUTIVE HOMES

BASEMENT





Elevation 'A'



Elevation 'B'

Sally Creek
LIFESTYLE HOMES

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GREEN BRIAR

2,648 sqft **50/60’** lot

Plattsville Estates
EXECUTIVE HOMES



Elegant Roof Lines

Upscale Stone & Brick Exterior

Luxurious 9’ Main & 8’ Second Floors

Gourmet Kitchens w/ Extended Height Cabinets



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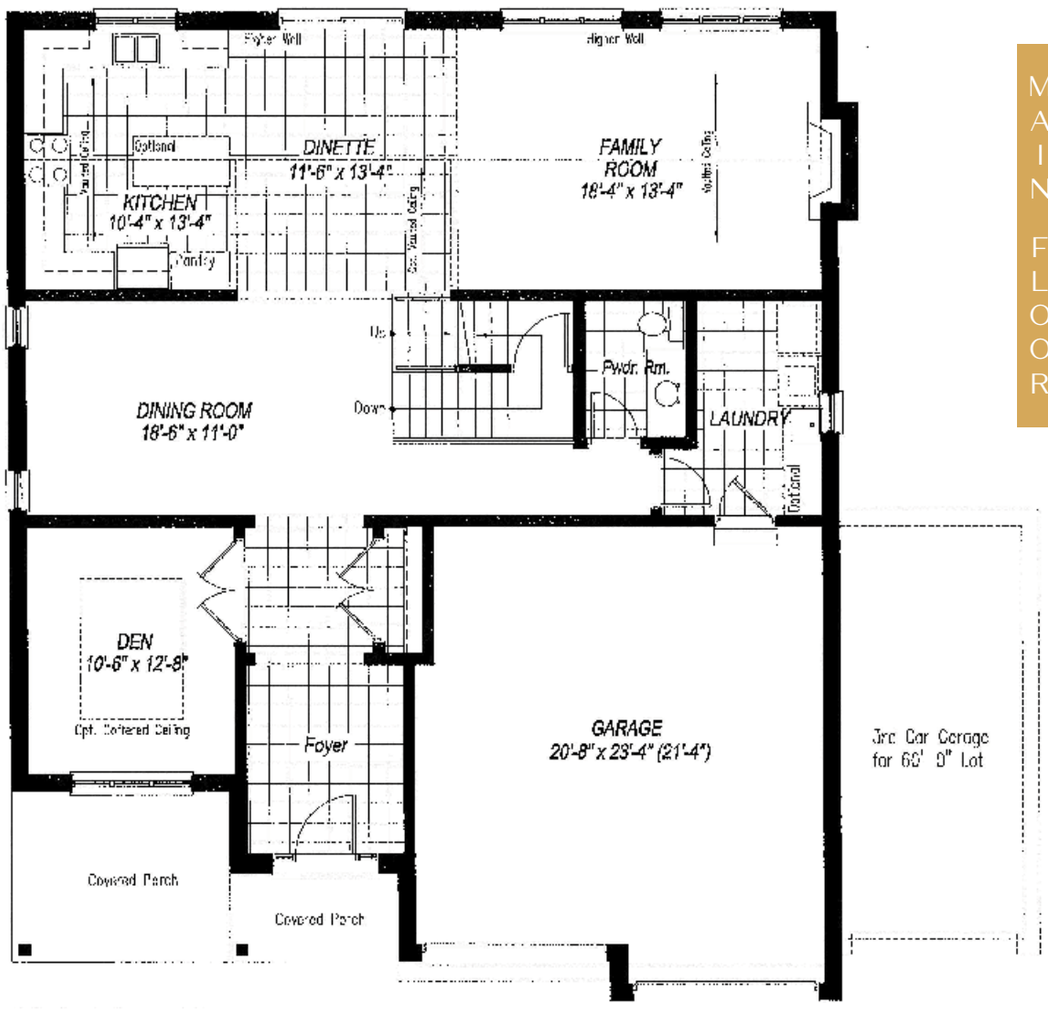
Sally Creek
LIFESTYLE HOMES

GREEN BRIAR

2,648 sqft
4 bed / 2.5 bath

Plattsville Estates
EXECUTIVE HOMES

MAIN FLOOR



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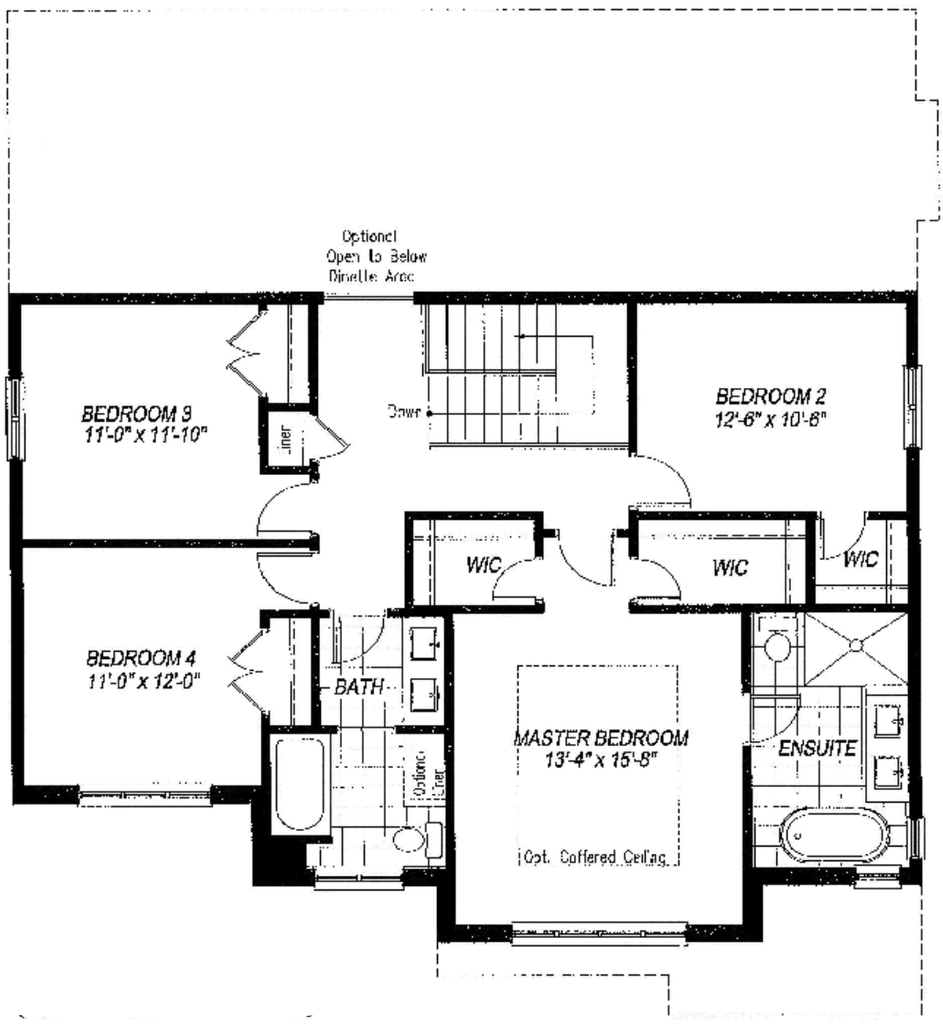

Sally Creek
LIFESTYLE HOMES

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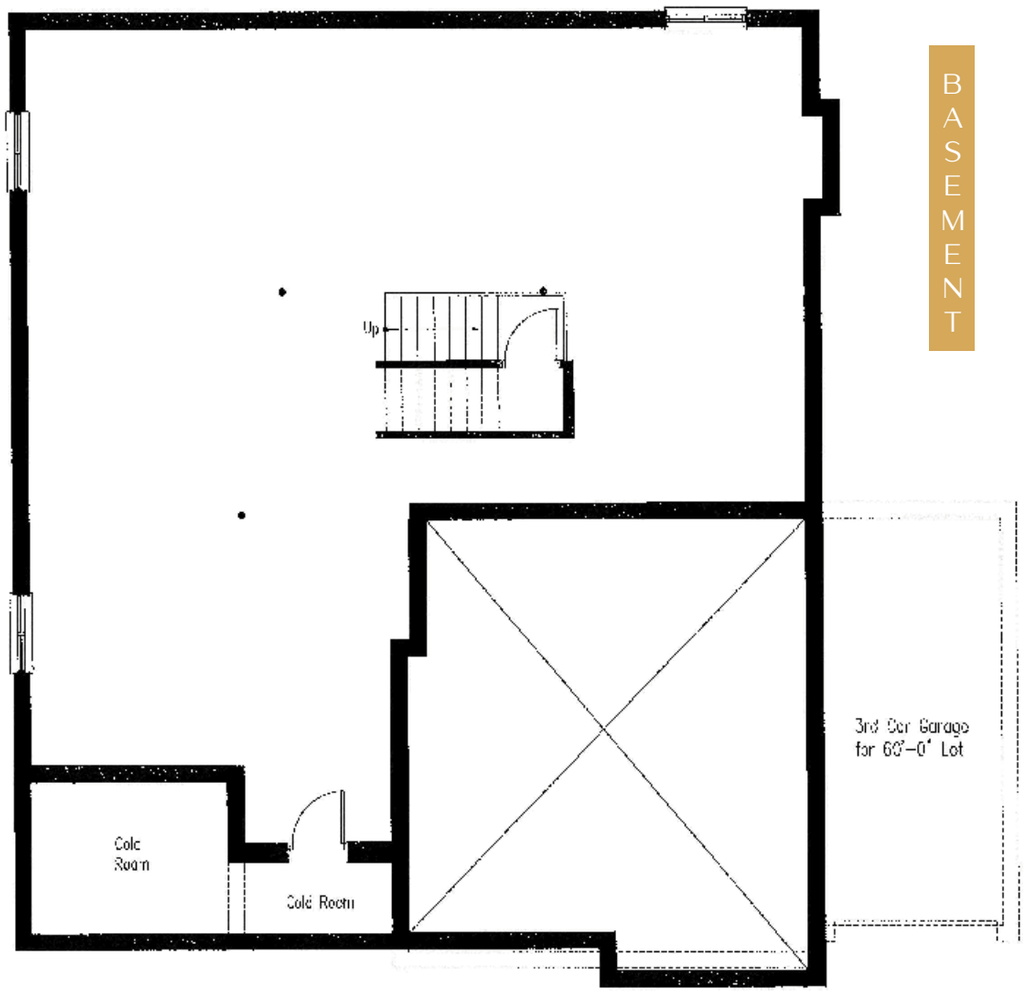
GREEN BRIAR

2,648 sqft
4 bed / 2.5 bath

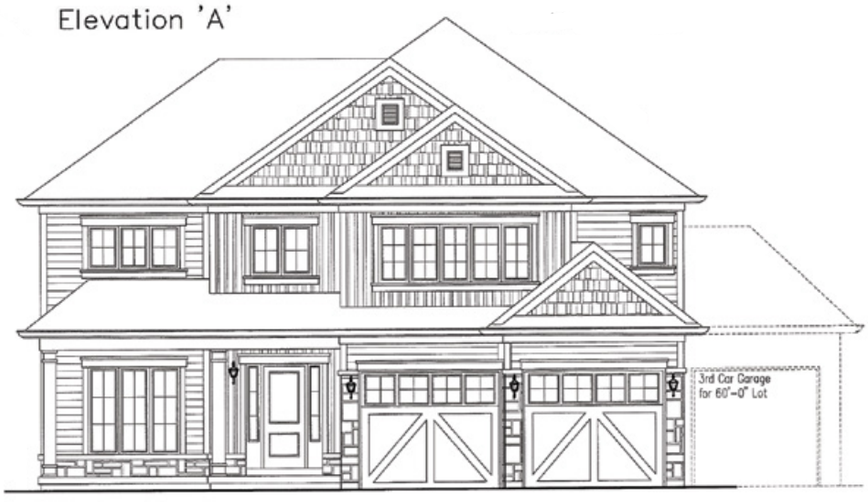
Plattsville Estates
EXECUTIVE HOMES

BASEMENT





Elevation 'A'



Elevation 'B'

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PASADENA

3,020 sqft **60’** lot

Plattsville Estates
EXECUTIVE HOMES



Elegant
Roof Lines

Upscale Stone &
Brick Exterior

Luxurious 9’ Main &
8’ Second Floors

Gourmet Kitchens w/
Extended Height Cabinets



- 4 Bedrooms
- 3.5 Bathrooms
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- Granite Counters
- Kitchen Servery
- 4 Walk-in Closets

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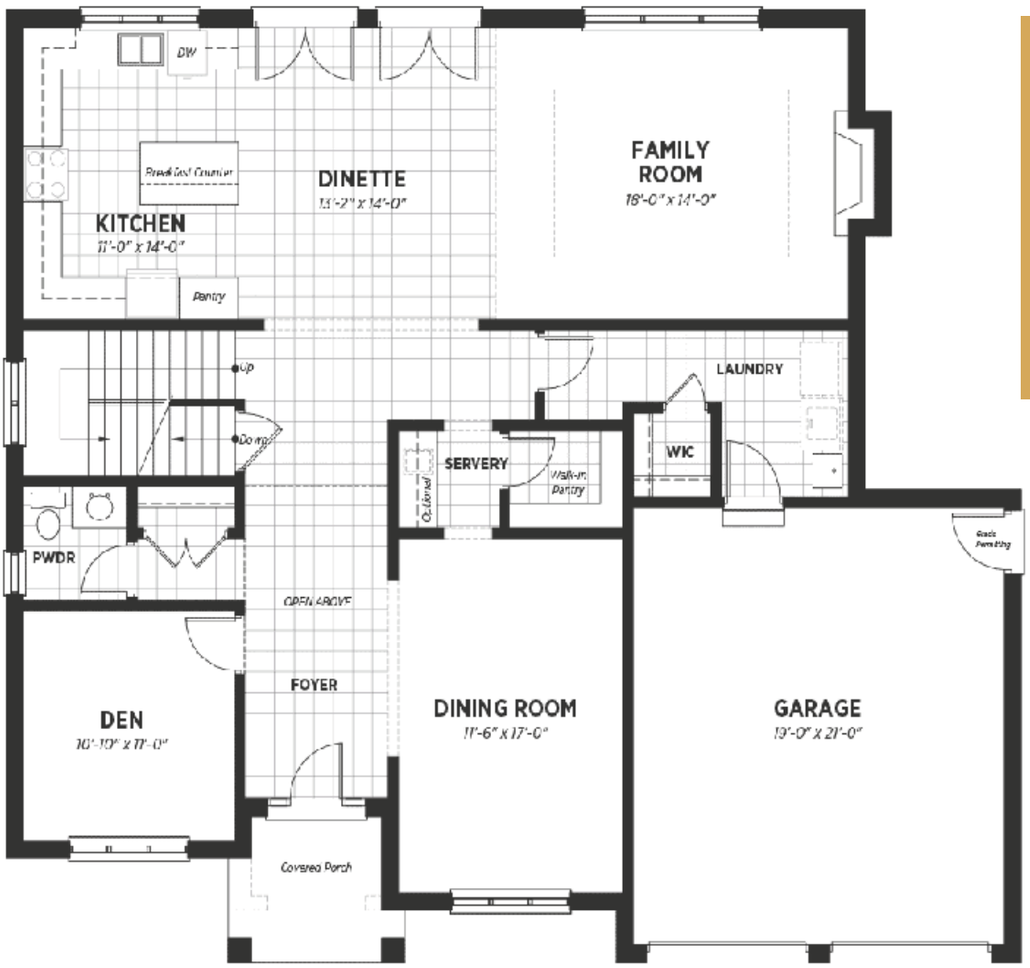
Sally Creek
LIFESTYLE HOMES

PASADENA

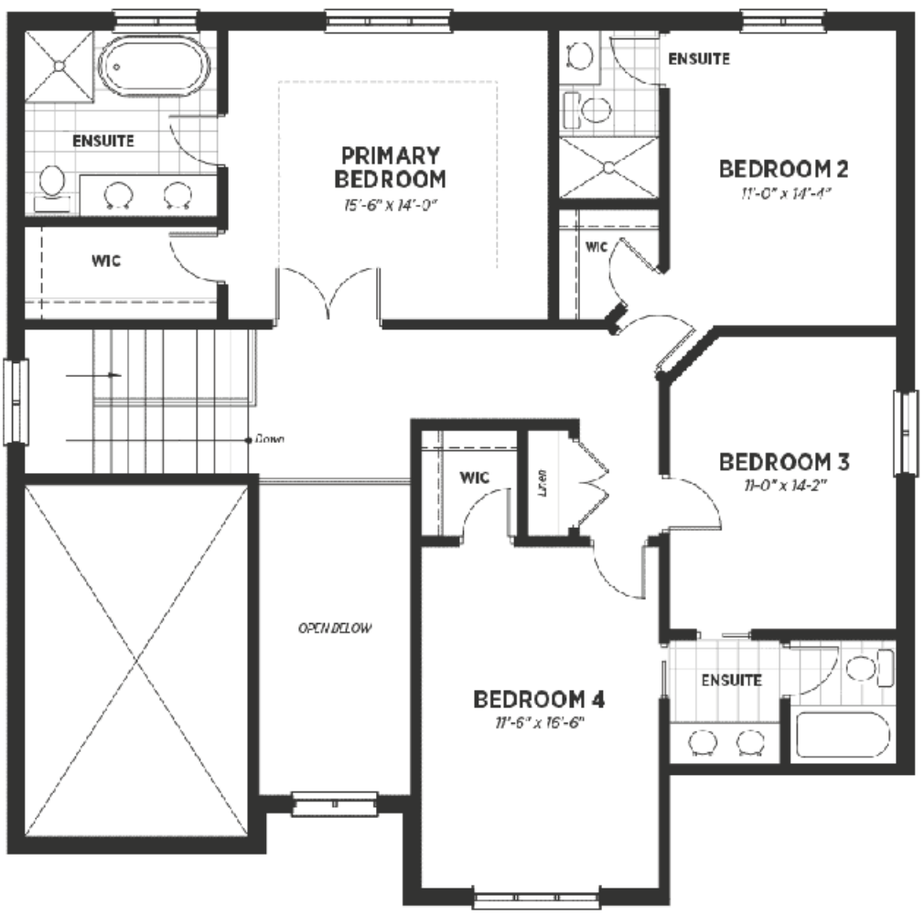
3,020 sqft
4 bed / 3.5 bath

Plattsville Estates
EXECUTIVE HOMES

MAIN FLOOR



SECOND FLOOR



Sally Creek
LIFESTYLE HOMES

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WILMONT

3,470 sqft **60’** lot

Plattsville Estates
EXECUTIVE HOMES



Elegant Roof Lines

Upscale Stone & Brick Exterior

Luxurious 9’ Main & 8’ Second Floors

Gourmet Kitchens w/ Extended Height Cabinets



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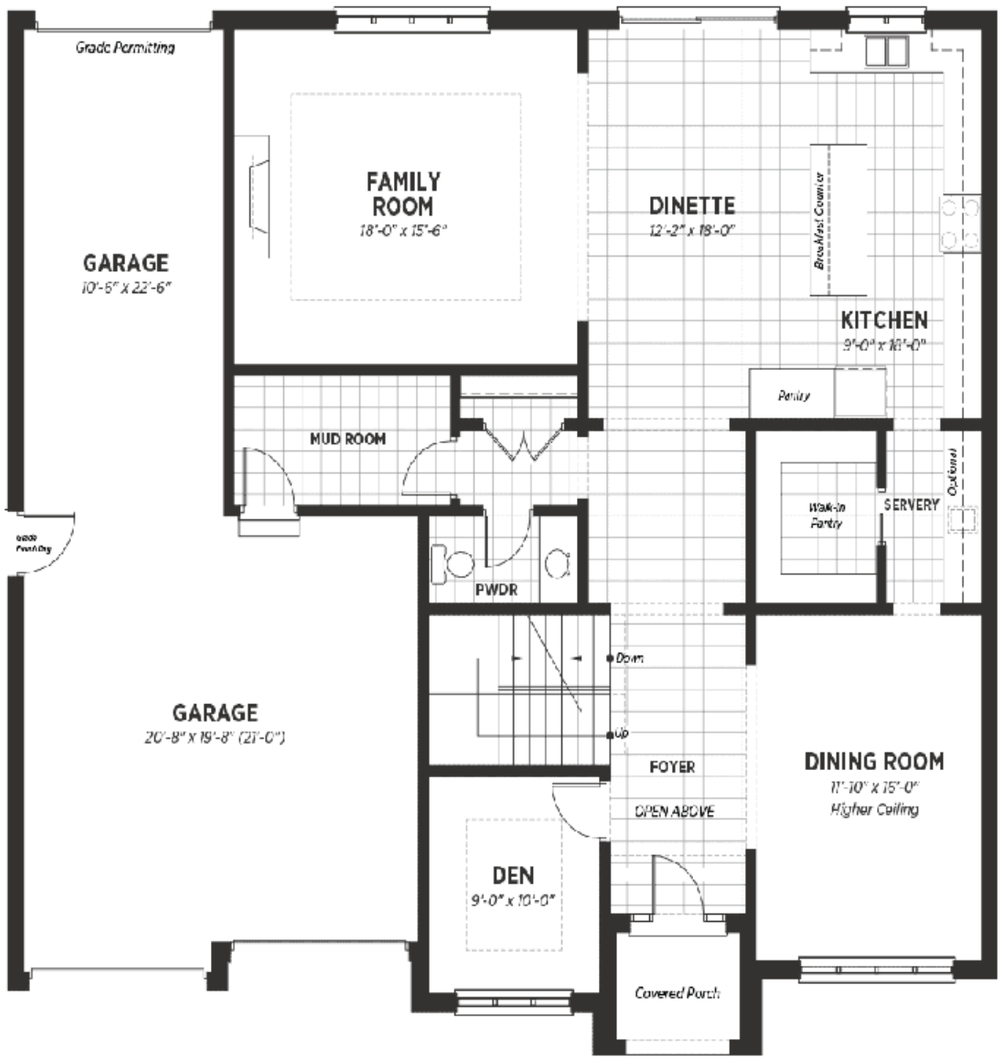
Sally Creek
LIFESTYLE HOMES

WILMONT

3,470 sqft
4 bed / 3.5 bath

Plattsville Estates
EXECUTIVE HOMES

MAIN FLOOR



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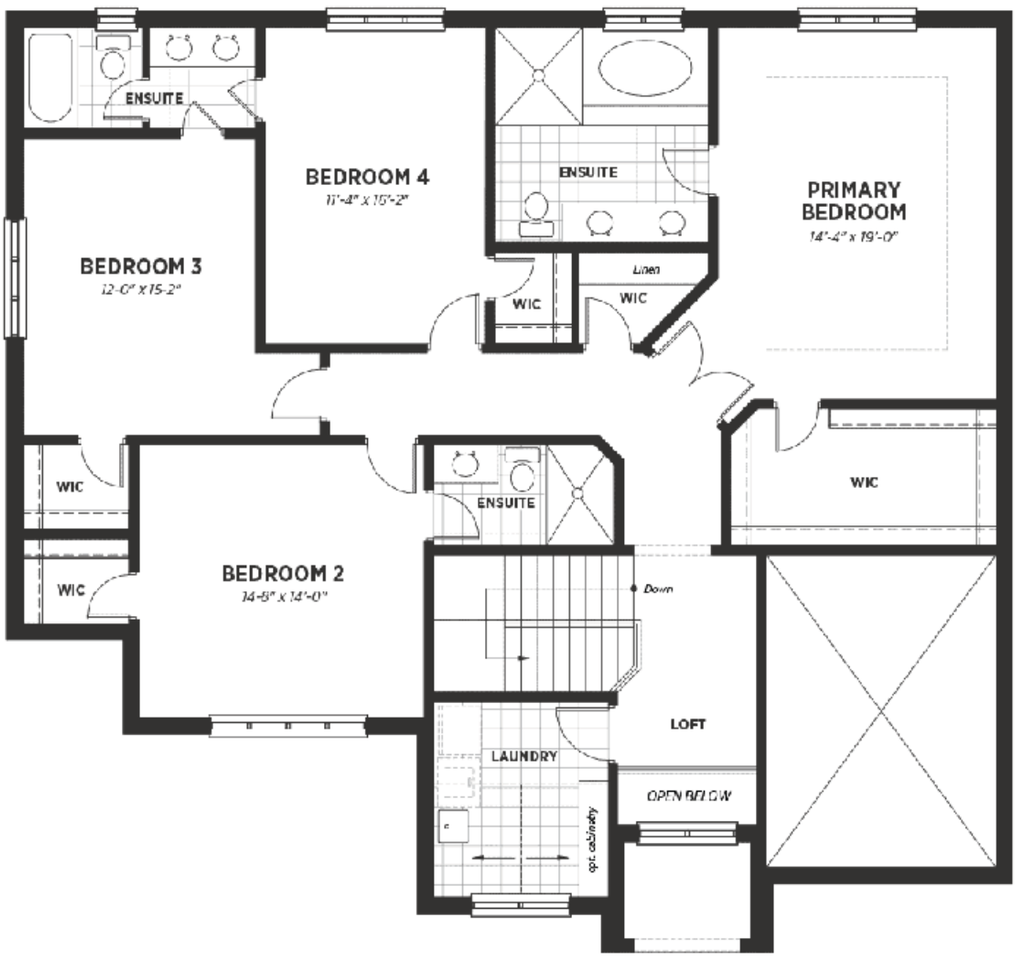

Sally Creek
LIFESTYLE HOMES

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BERKSHIRE

3,670 sqft **60’** lot

Plattsville Estates
EXECUTIVE HOMES



- Elegant Roof Lines
- Upscale Stone & Brick Exterior
- Luxurious 9’ Main & 8’ Second Floors
- Gourmet Kitchens w/ Extended Height Cabinets



- 4 Bedrooms
- 3.5 Bathrooms
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Sally Creek
LIFESTYLE HOMES

BERKSHIRE

3,670 sqft
4 bed / 3.5 bath

Masters Edge
EXECUTIVE HOMES

MAIN FLOOR



SECOND FLOOR



Sally Creek
LIFESTYLE HOMES

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HEPWORTH

1,525 sqft **50/60’** lot

Plattsville Estates
EXECUTIVE HOMES

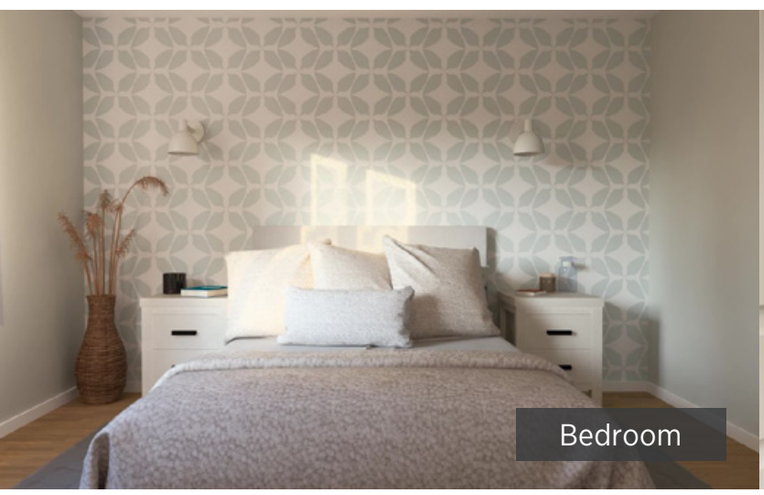

Front View

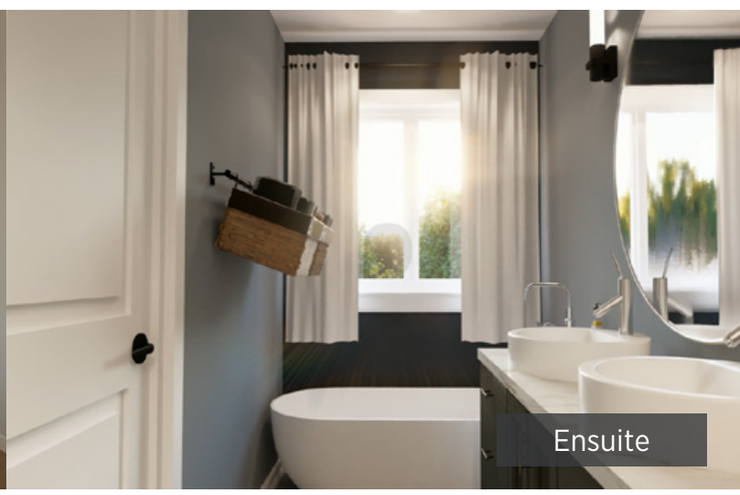
Elegant Roof Lines

Upscale Stone & Brick Exterior

Luxurious 9’ Main & 8’ Second Floors

Gourmet Kitchens w/ Extended Height Cabinets


Bedroom


Ensuite

- 3 Bedrooms
- 2 Bathrooms
- 2 Car Garage
- Granite & Quartz Counters
- Oak Stairs
- Walk-Out Lots

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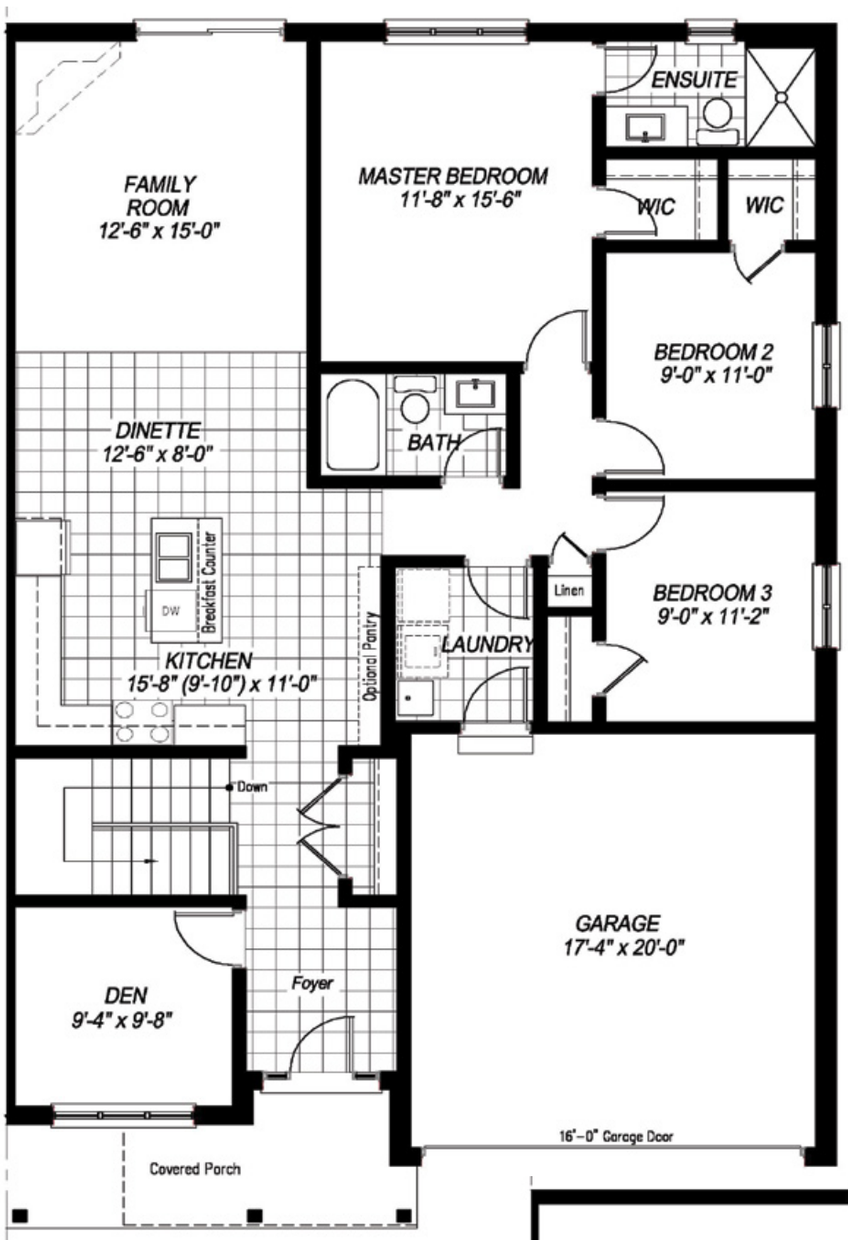
Sally Creek
LIFESTYLE HOMES

HEPWORTH

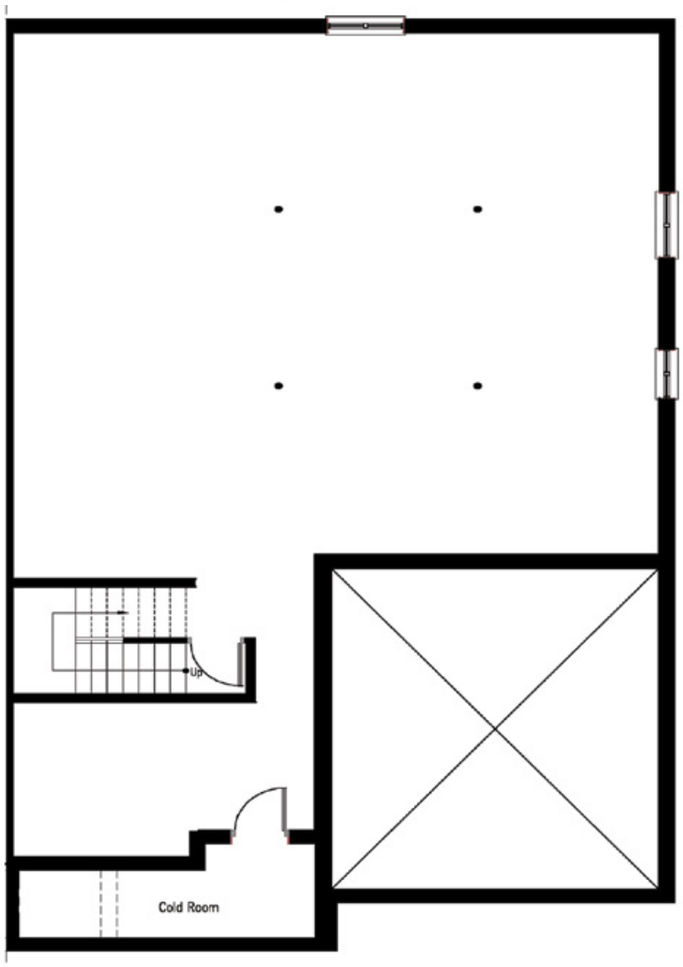
1,525 sqft
3 bed / 2 bath

Plattsville Estates
EXECUTIVE HOMES

MAIN FLOOR



BASEMENT



Sally Creek
LIFESTYLE HOMES

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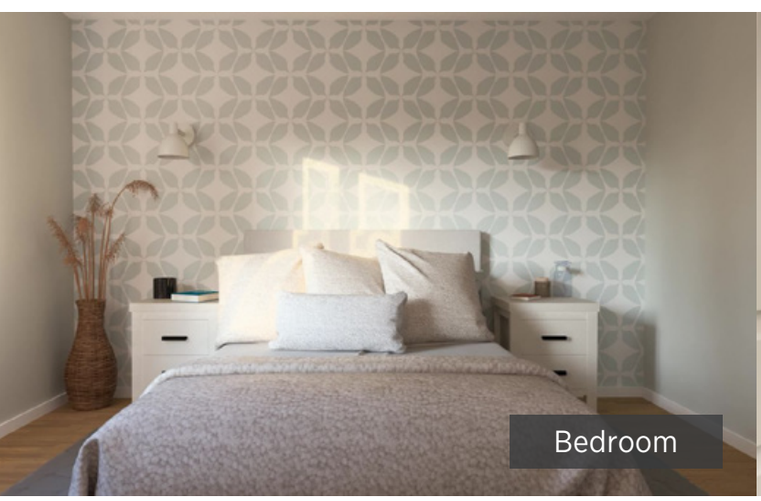
SOUTHCOTE

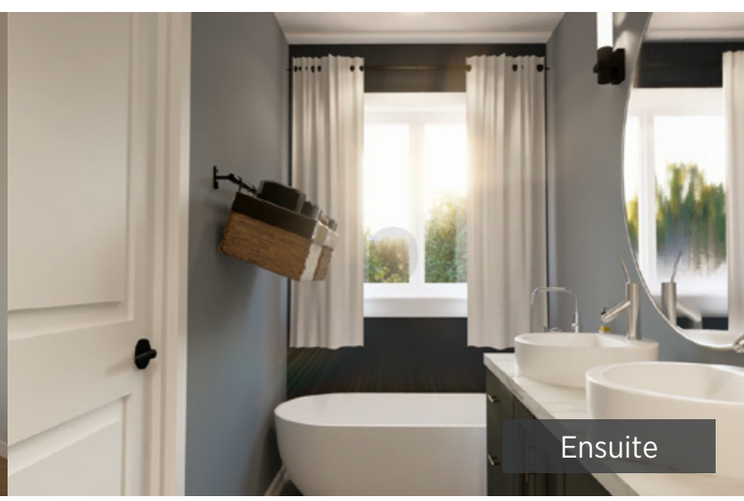
1,755 sqft **50/60'** lot

Plattsville Estates
EXECUTIVE HOMES


Front View

- Elegant Roof Lines
- Upscale Stone & Brick Exterior
- Luxurious 9' Main & 8' Second Floors
- Gourmet Kitchens w/ Extended Height Cabinets


Bedroom


Ensuite

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- 2.5 Bathrooms
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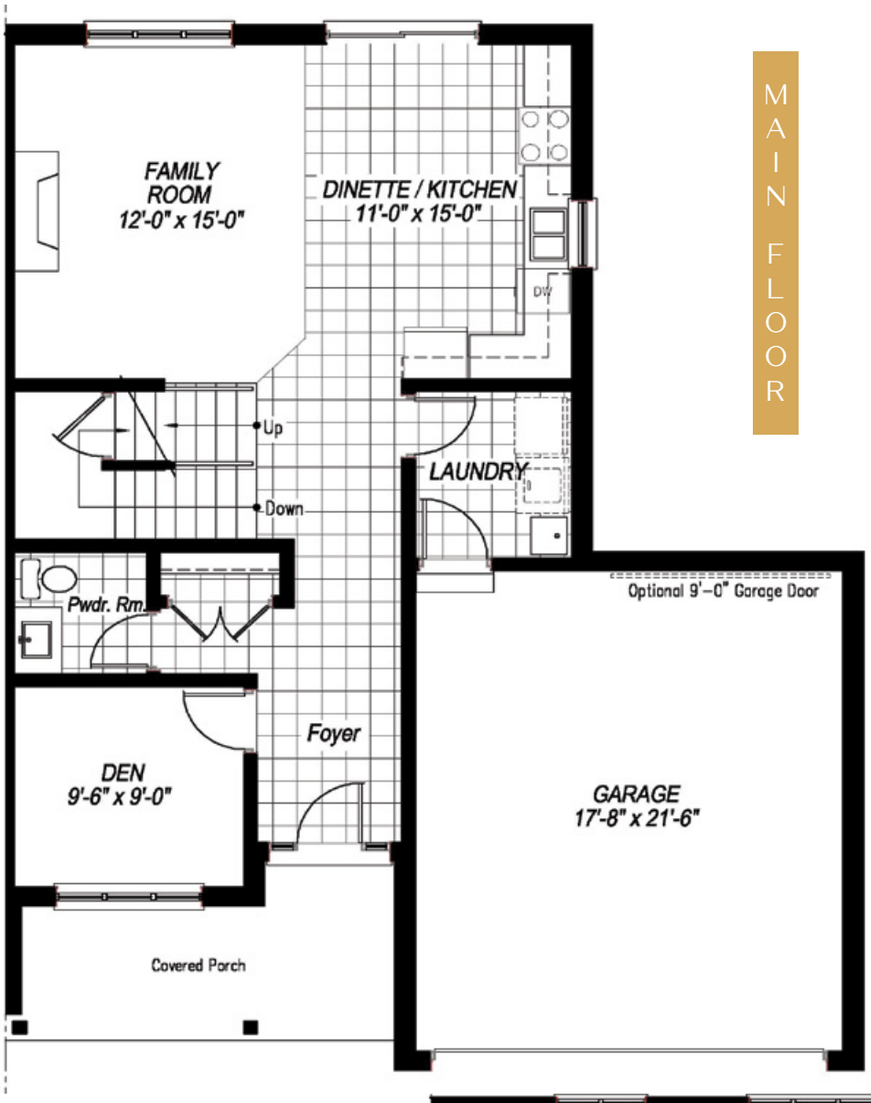
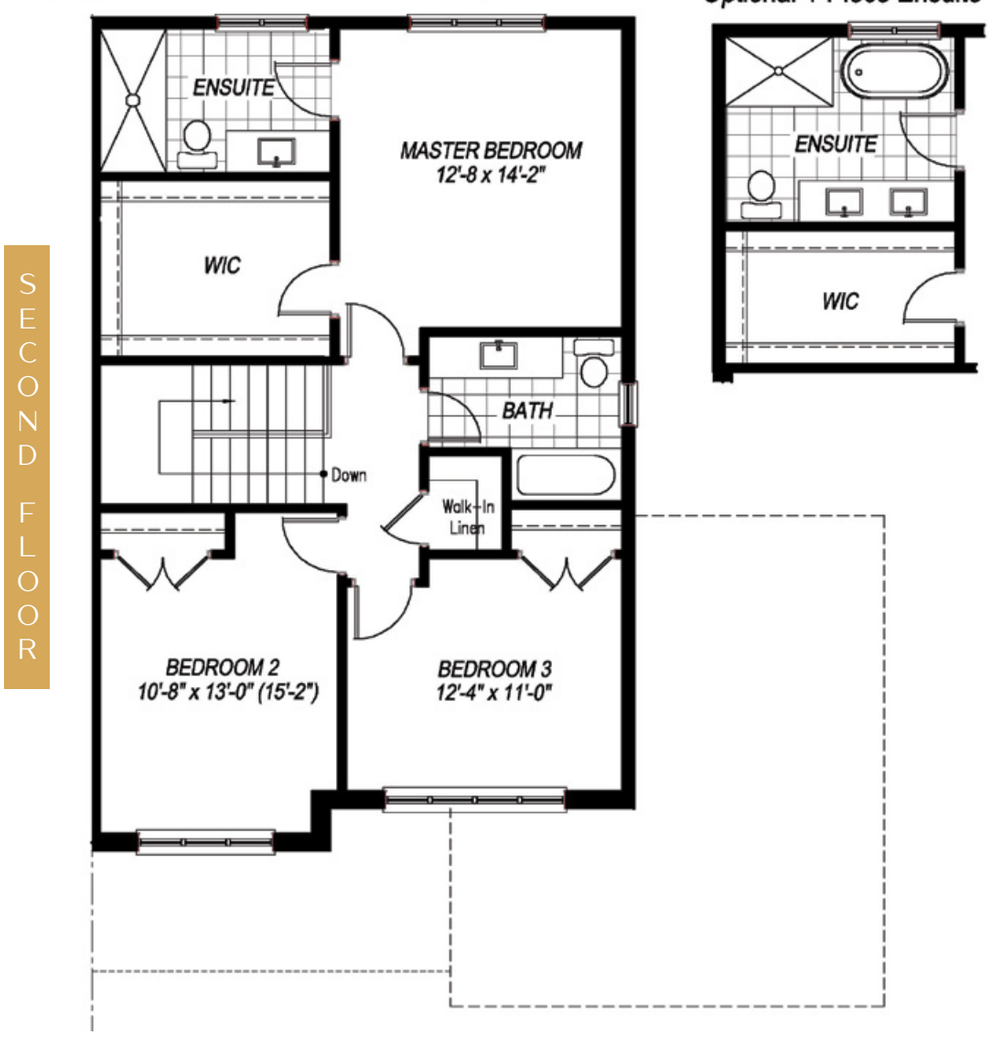
Sally Creek
LIFESTYLE HOMES

SOUTHCOTE

1,755 sqft
3 bed / 2.5 bath

Plattsville Estates
EXECUTIVE HOMES





Sally Creek
LIFESTYLE HOMES

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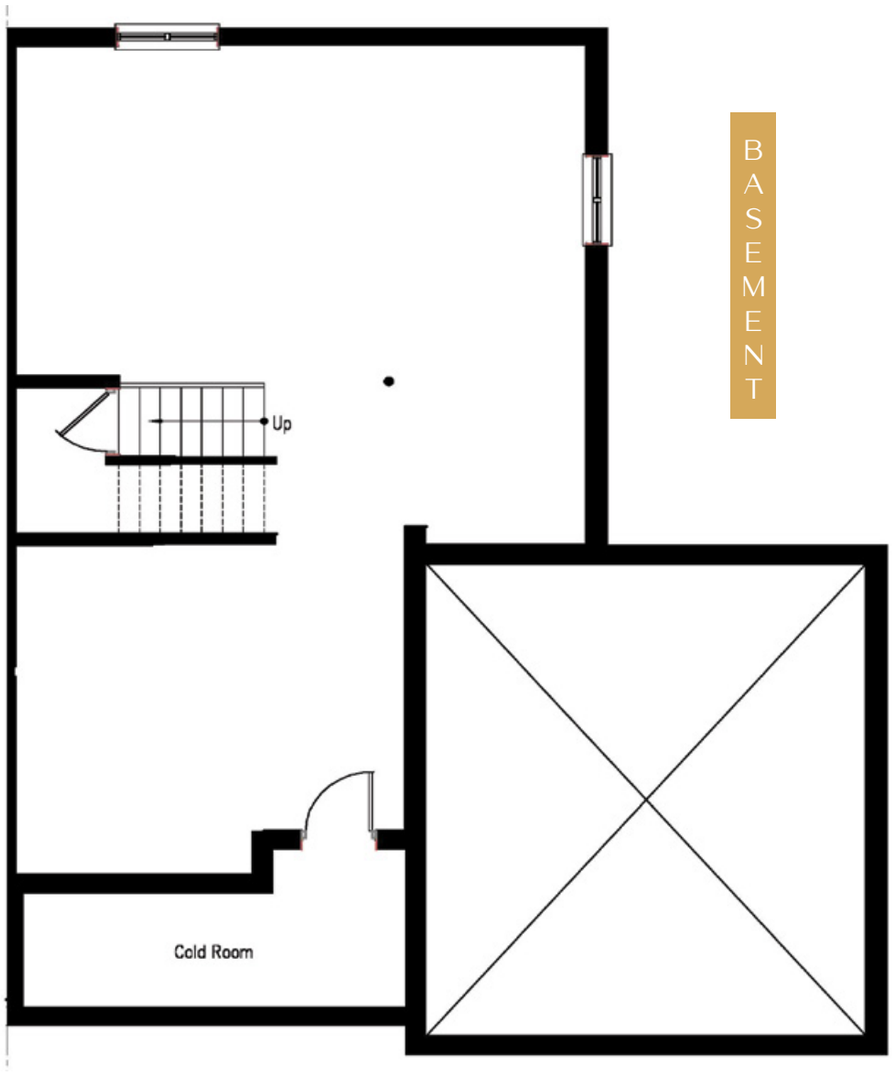
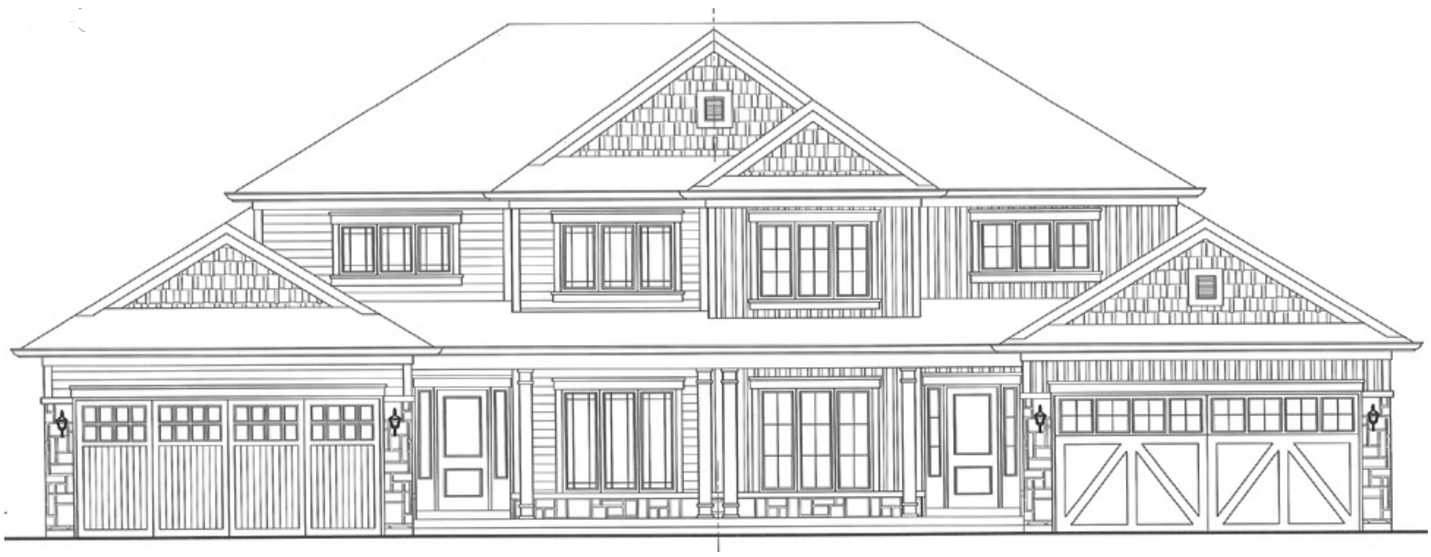
EXECUTIVE HOMES



BASEMENT



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MILLCROFT

1,425 sqft **50/60’** lot

Plattsville Estates
EXECUTIVE HOMES



Elegant Roof Lines

Upscale Stone & Brick Exterior

Luxurious 9’ Main & 8’ Second Floors

Gourmet Kitchens w/ Extended Height Cabinets



- 3 Bedrooms
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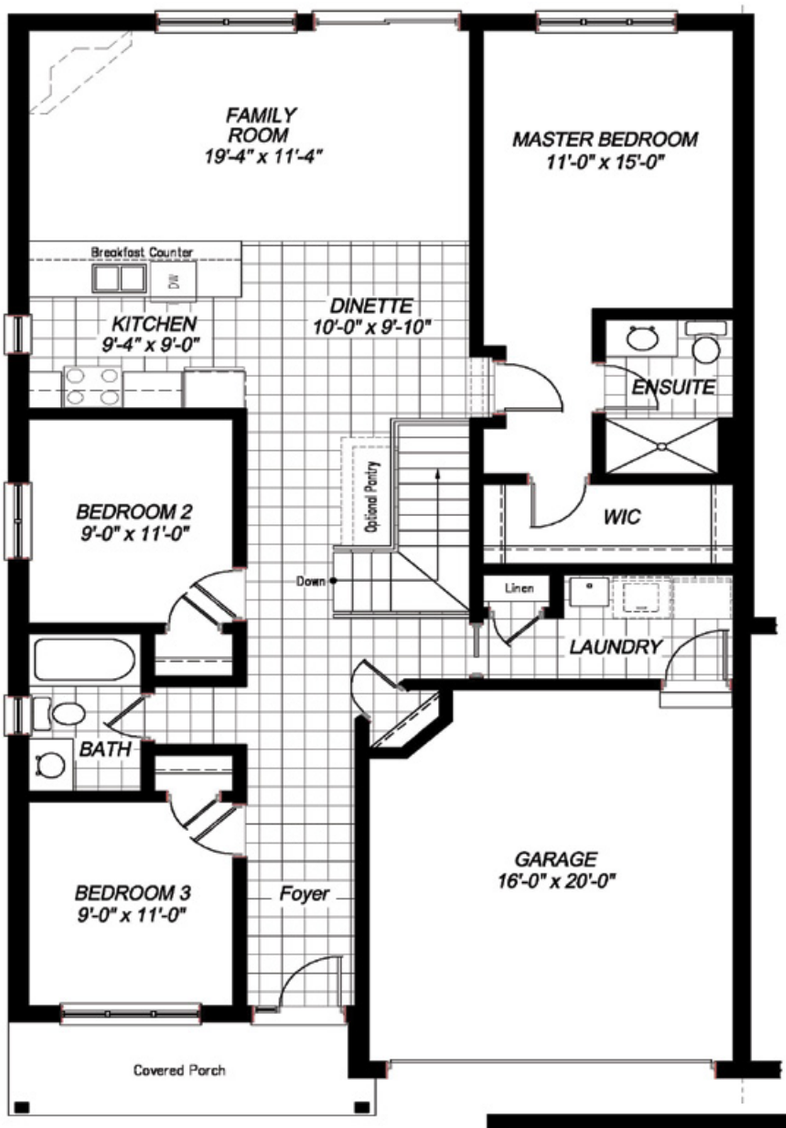
Sally Creek
LIFESTYLE HOMES

MILLCROFT

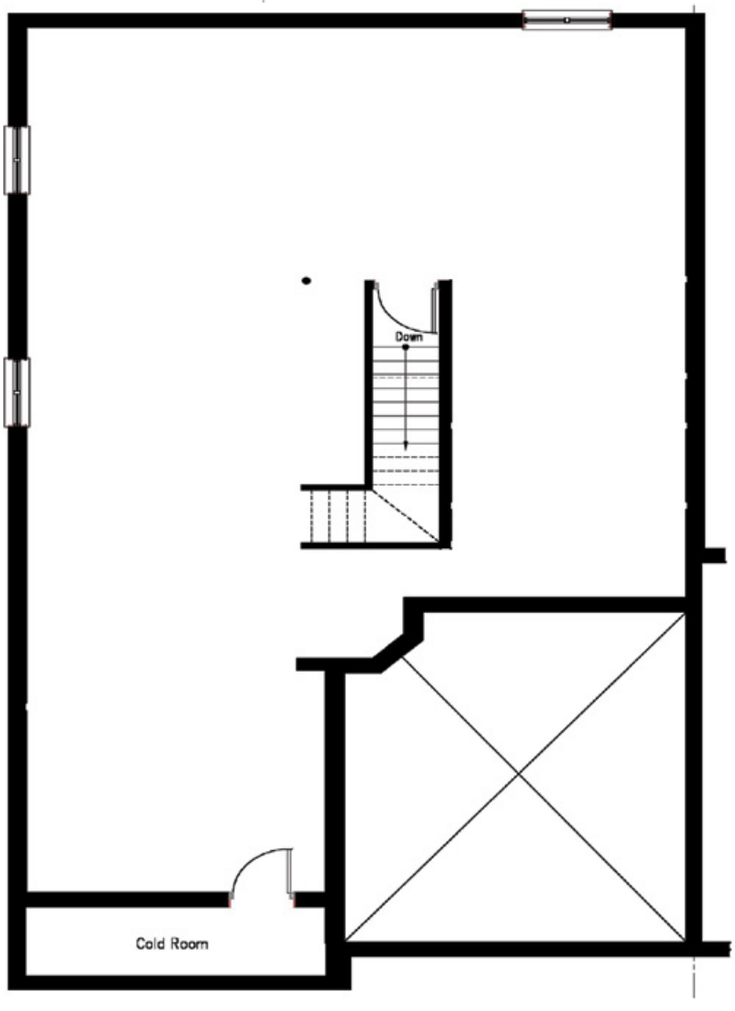
1,425 sqft
3 bed / 2 bath

Plattsville Estates
EXECUTIVE HOMES

MAIN FLOOR



BASEMENT



Sally Creek
LIFESTYLE HOMES

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RADISSON

1,500 sqft **50/60’** lot

Plattsville Estates
EXECUTIVE HOMES



Front View

- Elegant Roof Lines
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Street View

- 3 Bedrooms
- 2 Bathrooms
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LIFESTYLE HOMES

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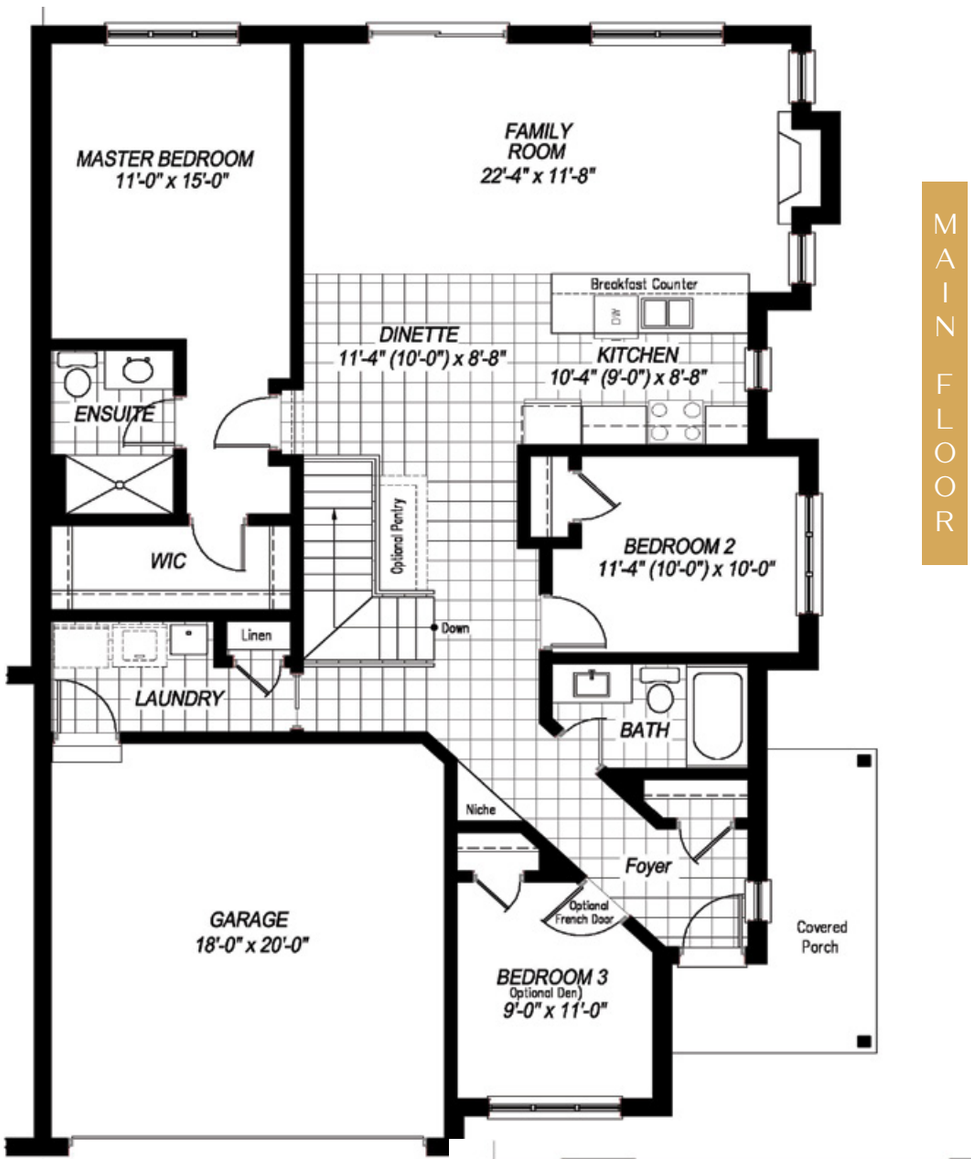
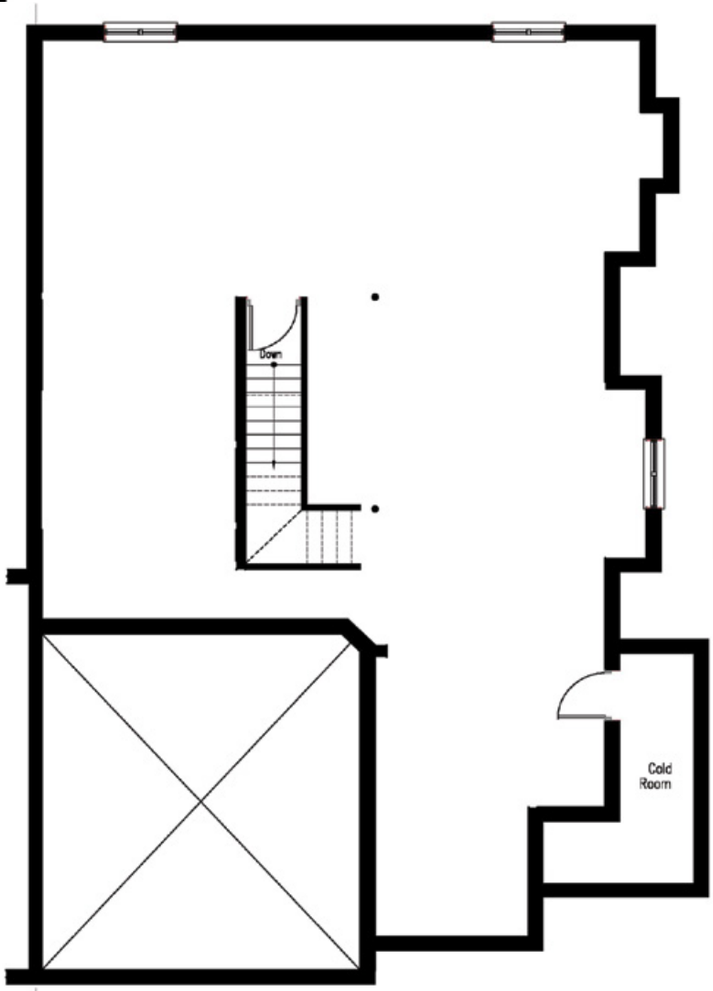
1,500 sqft
3 bed / 2 bath

Plattsville Estates
EXECUTIVE HOMES



MAIN FLOOR



BASEMENT

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LIFESTYLE HOMES

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HILTON

1,550 sqft **50/60'** lot

Plattsville Estates
EXECUTIVE HOMES



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HILTON

1,550 sqft
3 bed / 2.5 bath

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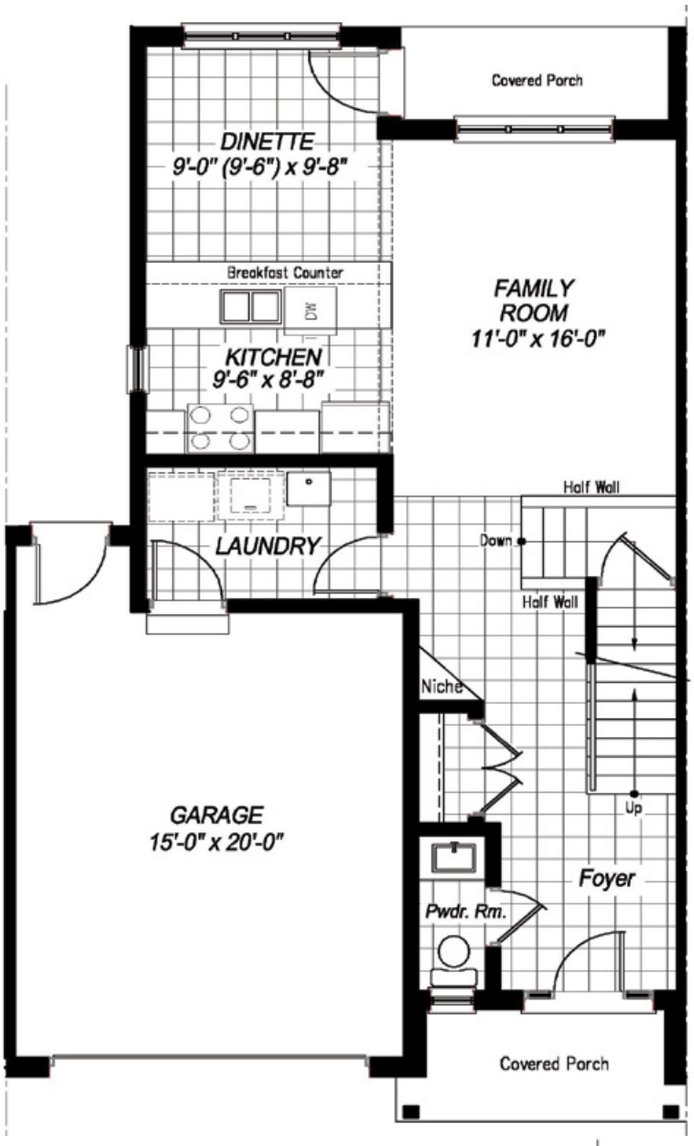
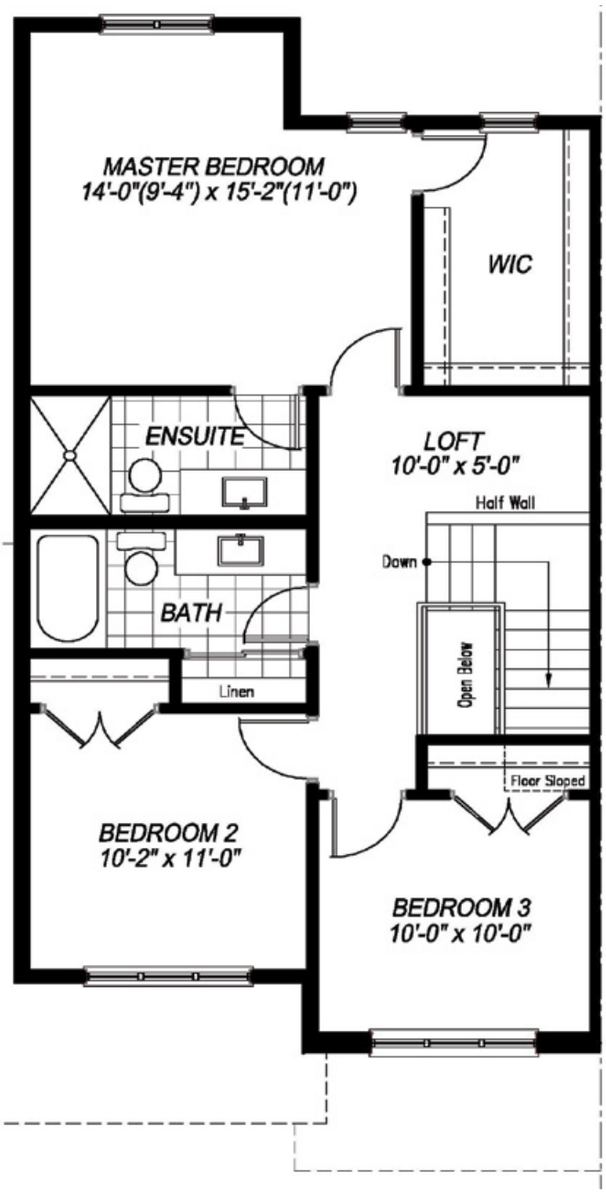
EXECUTIVE HOMES



MAIN FLOOR



SECOND FLOOR

Sally Creek
LIFESTYLE HOMES

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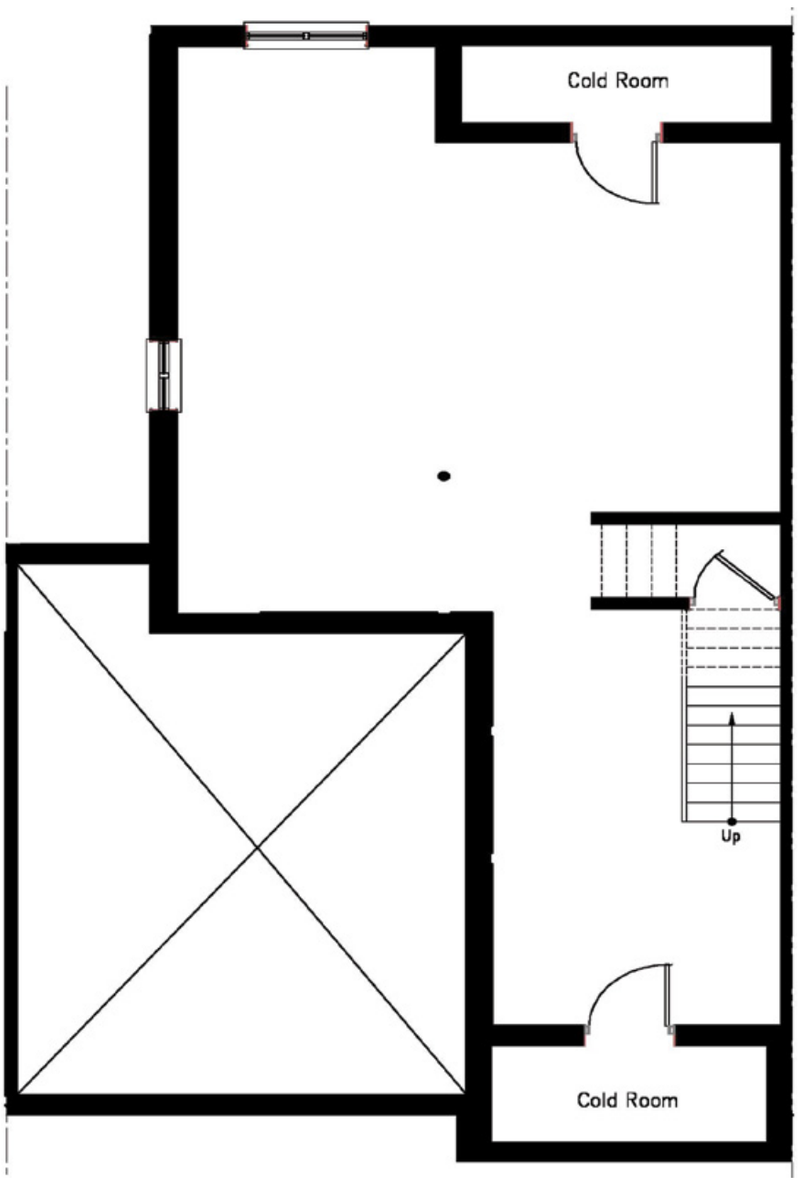
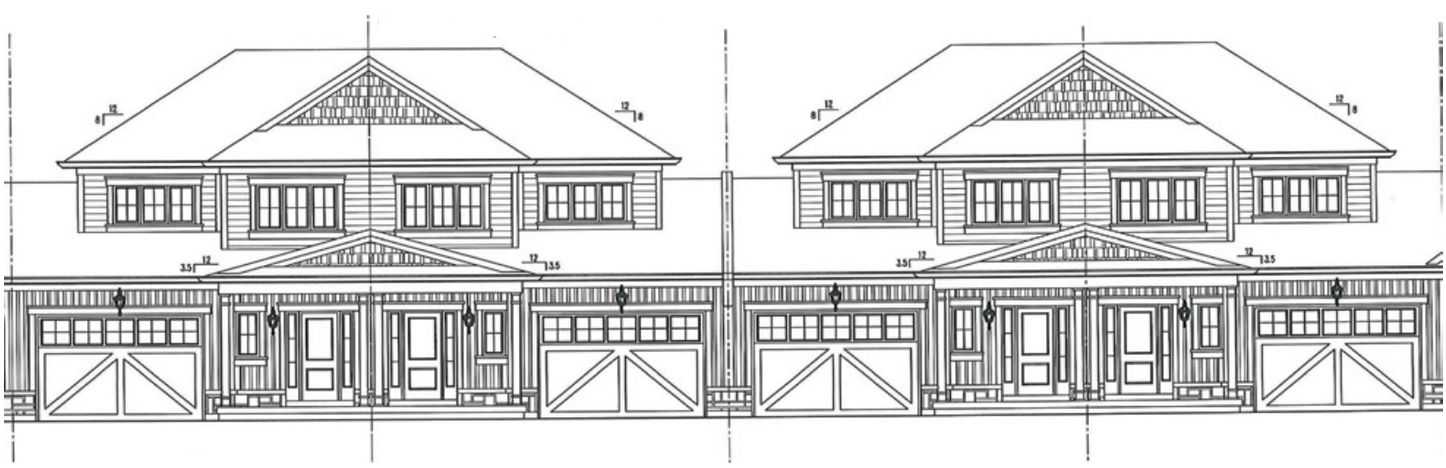
1,550 sqft
3 bed / 2.5 bath

Plattsville Estates
EXECUTIVE HOMES

BASEMENT





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Sally Creek
LIFESTYLE HOMES

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