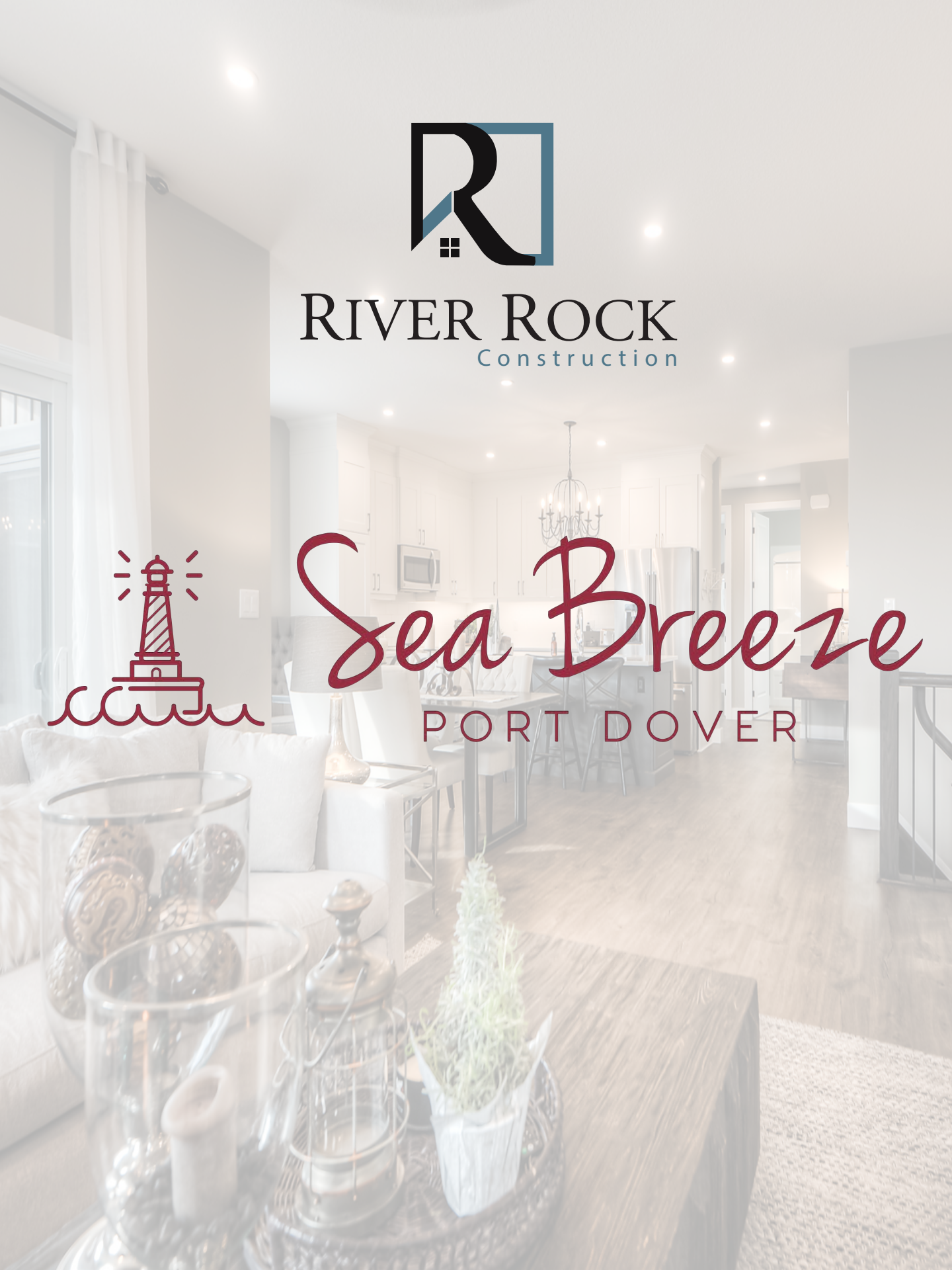


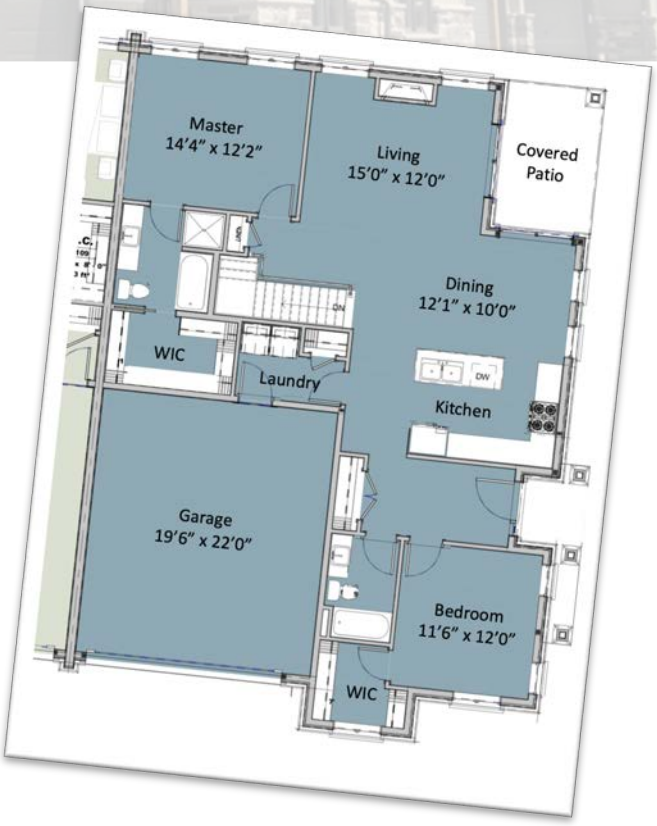
RIVER ROCK
Construction

Sea Breeze
PORT DOVER

Sea Breeze
PORT DOVER

The Dover

Unit 4 -$599,900



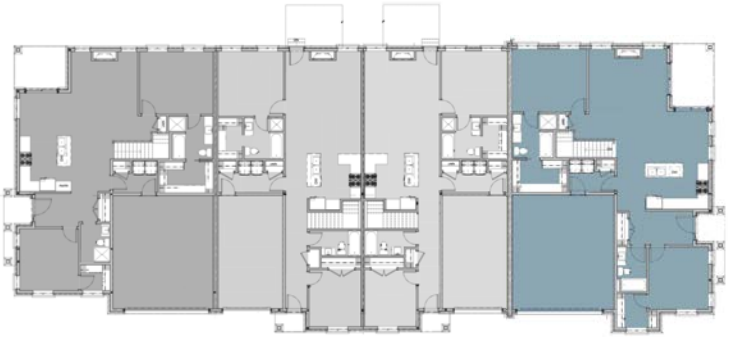
Generously sized and thoughfully laid out to make the most of your living space, The Dover offers a home where you can spend quality time with lots of extra room for friends and family to stop in.

Features:

- 2 Bedroom +
- 2 Full Bathrooms +
- Double Car Garage
- LVP Flooring Throughout
- Covered Patio off Dining Room with Steps Down to a 12x14 Poured Concreate Patio
- Finished Basement with Family Room, 2 Bedrooms+ and 1 Bath

Executive features that are standard In all Sea Breeze homes:

- 9 Foot Ceilings
- Carpet Free Living
- Oversized Windows
- Steel Roof
- Designer Kitchens
- Open concept layouts
- Master Ensuite
- Finished driveways and walkways
- Private outdoor area



LIVING AREA

Primary: 1582 sq.ft.
Basement: 1316 sq.ft.
Total: 2898 sq.ft.

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Upgrades already included in our Sea Breeze units:

INSPIRED INTERIORS

- 9 ft ceilings on main floor
- Premium flooring throughout
- Interior walls finished with one base coat and two finished coats of quality paint
- Trim Package: 5 ½" baseboards and 3 ½" window, doors and closet casings painted white
- 8 ft tall doors on main floor
- Oversized windows for plenty of natural light
- Natural gas fireplace
- Oak staircase with stained oak handrails with wrought iron pickets
- California style ceilings throughout; excluding main bathroom and ensuite
- Designer lighting in main living area, master bedroom and baths
- LED pot lights throughout main floor, including bedrooms

GOURMET KITCHENS

- Tall shaker-style upper cabinets with crown molding to ceiling
- Quality upper cabinets and bank of drawers for lowers
- Quartz countertops
- Upgraded appliances
- Under cabinet lighting
- Pull-out pantry drawers
- Pull-out garbage drawer

EASY LIVING

- Natural gas, tankless hot water on demand – Rented
- Natural gas exterior BBQ outlet
- Fridge water line
- Central vacuum system
- Water Softener

BEAUTIFUL BATHROOMS

- Elegant quartz countertops throughout main floor
- Quality custom vanity with drawers
- Single lever washer-less Moen faucet with pop-up drain
- Custom tiled shower enclosure with glass door in ensuite; shower tub insert in main bath
- 12 x 24 Ceramic tile flooring
- Comfort height and low water consumption toilets

LAUNDRY

- Laminate countertop above laundry appliances
- Custom upper cabinetry with crown molding to ceiling

CURB APPEAL

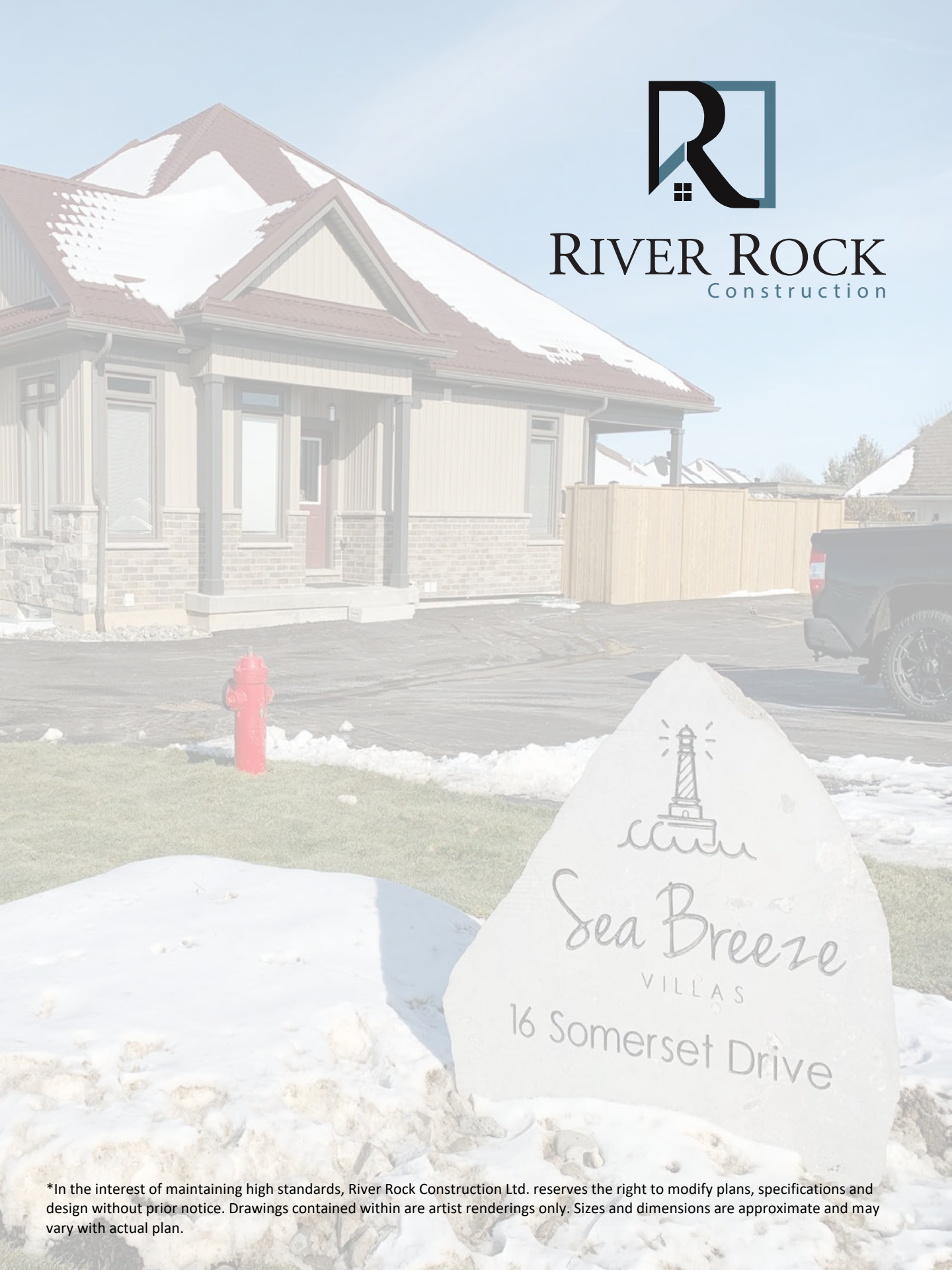
- Paved driveway and walkways to main enterance
- Natural stone skirt at front of house
- Finished with brick and vinyl siding
- Exterior woodwork painted to coordinate exterior colour package
- Coloured vinyl exterior windows with screens on all operable windows
- Steel Roof with 50 year warranty
- Two water taps (including one in garage)
- Thermal insulated steel garage doors
- Garage walls and ceiling drywalled, taped and painted

BACKYARD

- Covered Porch off Dining Room & Living Room
- Concreate Patio 12x14
- Private gated backyard with no access for other units – a rare find with condo living

PIECE OF MIND

- Firewall from other units
- 7 year Tarion Warranty
- 50 year Roof Warranty



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*In the interest of maintaining high standards, River Rock Construction Ltd. reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only. Sizes and dimensions are approximate and may vary with actual plan.