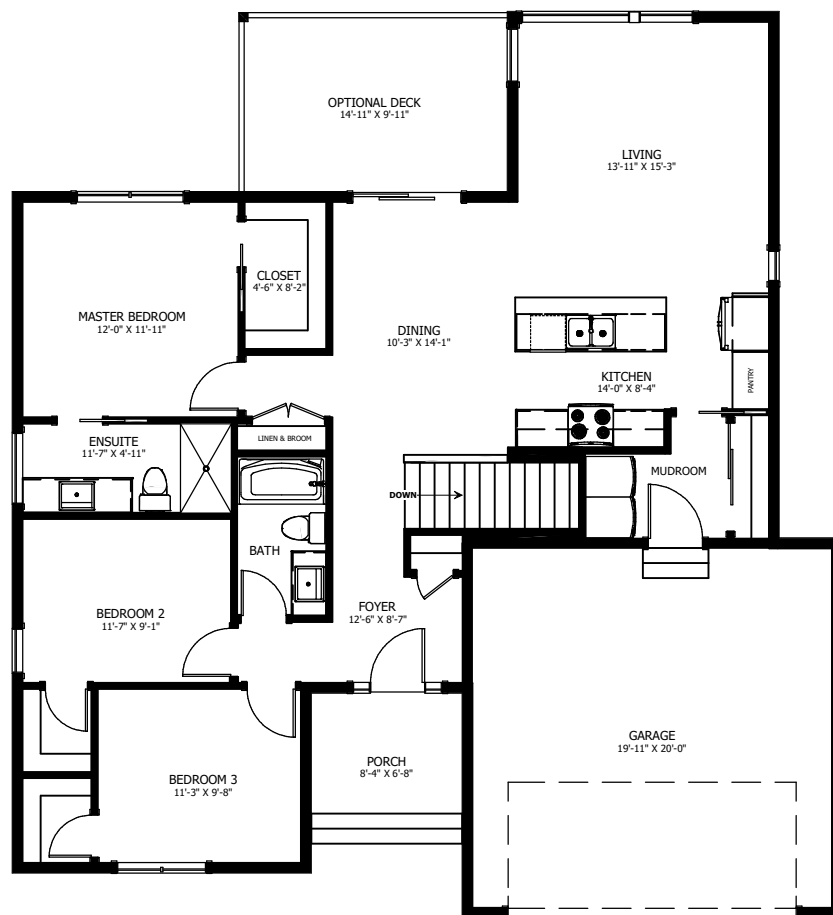


# LOT 45



5 BED - 3 BATH

46'-0" x 50'-3"



MAIN FLOOR  
LIVING AREA  
1363 sq ft  
INCLUDING 38 sq ft STAIRWELL



NEW DAWN  
DEVELOPMENTS

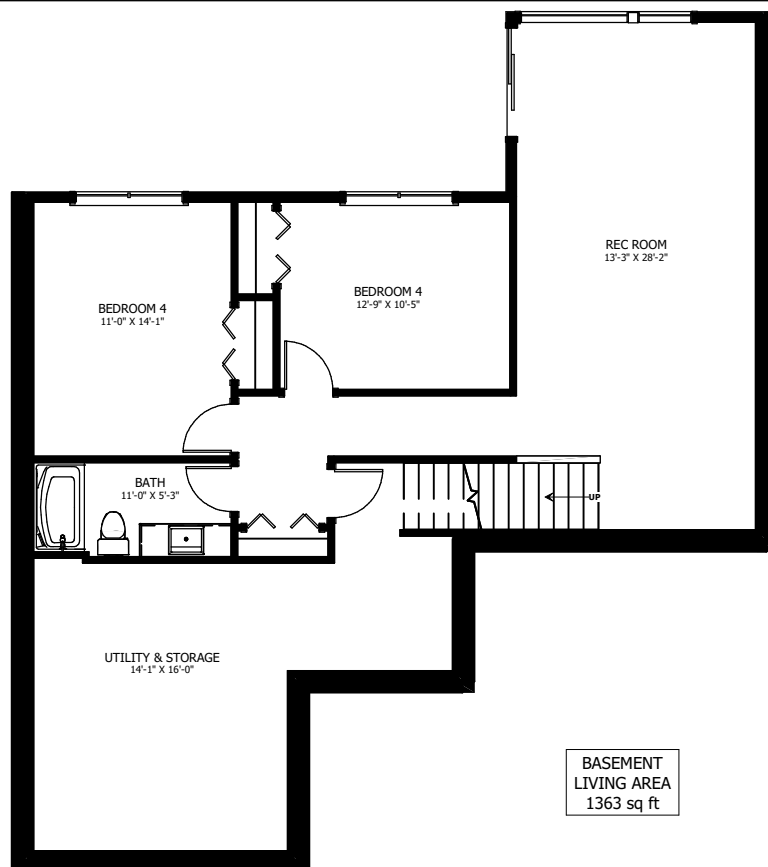
CALL US TODAY: 250-489-1519  
[WWW.NEWDAWNDEVELOPMENTS.COM](http://WWW.NEWDAWNDEVELOPMENTS.COM)

### FLOOR PLAN HIGHLIGHTS:

- DEVELOPED BASEMENT WITH 2 BEDROOMS, REC ROOM, & BATH
- BEDROOM 2 & 3 WALK-IN CLOSETS
- MAIN FLOOR LAUNDRY
- SEPARATE WALK-IN CLOSET & ENSUITE IN MASTER BEDROOM

### OPTIONAL UPGRADES:

- COVERED REAR DECK
- VAULTED CEILINGS
- FIREPLACE IN LIVING ROOM
- SECOND SINK IN ENSUITE
- EXTERIOR WOOD ACCENTS
- EXTERIOR STONE



**NEW DAWN**  
DEVELOPMENTS

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