


# BRIAR

Address  
**505 Grayling Bend**

Job#  
**169100**

 Total Sq. Ft. - 2314

 Bedrooms - 3

 Bathrooms - 2.5

 Garage - 2 Car



*\*Concept only, for specific elevation see reverse side.*



Homes built by Sterling Homes are 20% more energy-efficient than the average home. This means you'll enjoy lower utility bills and a more comfortable living environment, all while being kind to the planet!



Kitchen

## Kitchen

- Executive kitchen layout
- Built-in stainless steel appliances
- Island waterfall edge
- Silgranit sink
- Walk-through pantry
- under-cabinet lighting
- Quartz backsplash

## Bathrooms

- Vinyl floor in ensuite, main bath & laundry room
- Tiled ensuite shower walls
- Bank of drawers in ensuite
- 5-piece ensuite with dual sinks and private water closet

## Convenience

- 2024 specifications
- 9' basement ceiling
- Main floor den
- Main floor half bath
- Walk-in closets throughout

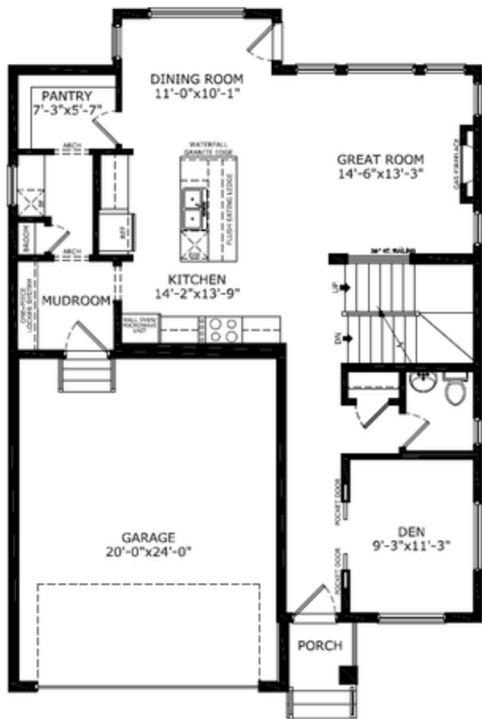
## Rest of Home

- Paint grade railing with iron spindles
- Upper floor bonus room with vaulted ceiling
- Vaulted ceiling in primary
- Gas fireplace

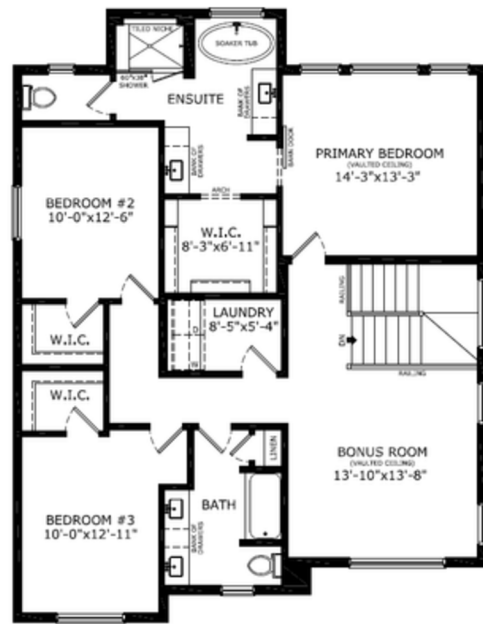


Home Interiors

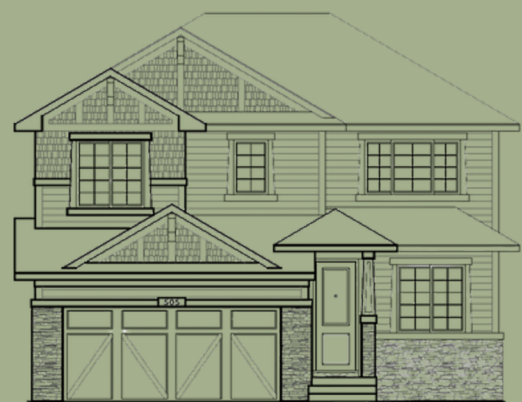
# Floorplan



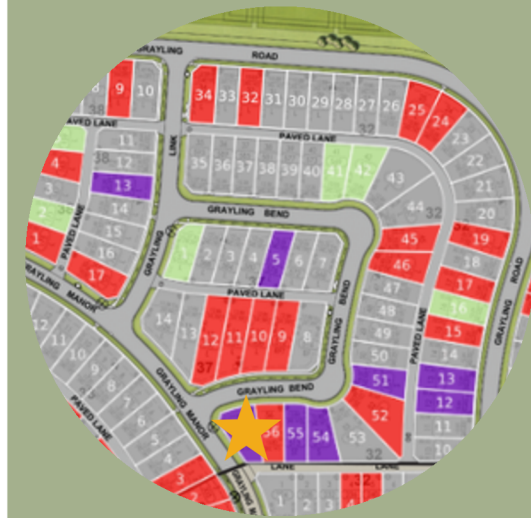
Main Level: 1041 sq. ft.



Upper Level: 1273 sq. ft.



Elevation



Lot Location



Alex Mouwen  
Area Manager



Brandi Penrose  
Area Associate

## Contact:

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