

DENALI 6

Address
45 Monarch Bend

Job#
169119

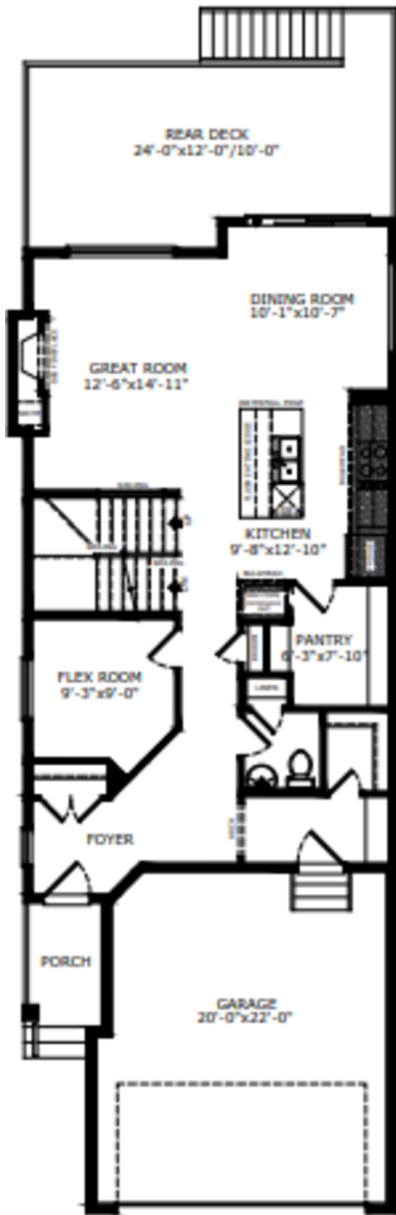
 Total Sq. Ft. - 2228

 Bedrooms - 3

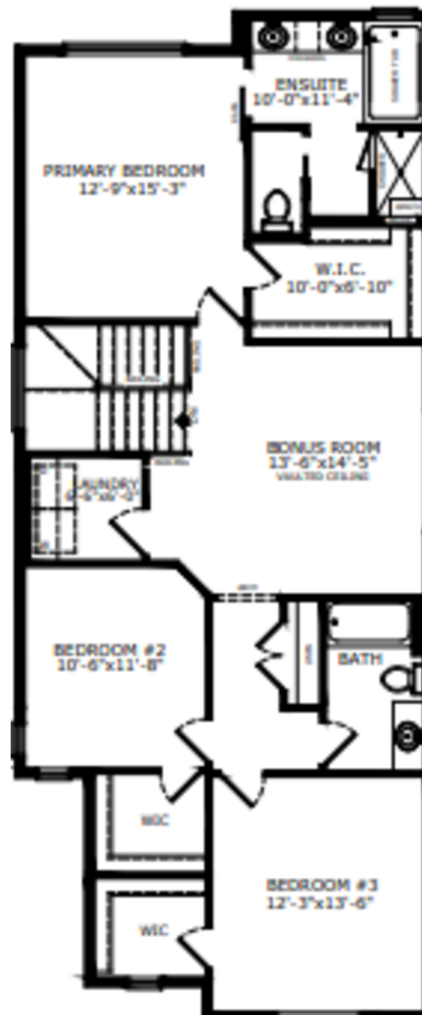
 Bathrooms - 2.5

 Garage - 2 Car

Floorplan



Main Level: 997 sq. ft.



Upper Level: 1231 sq. ft.



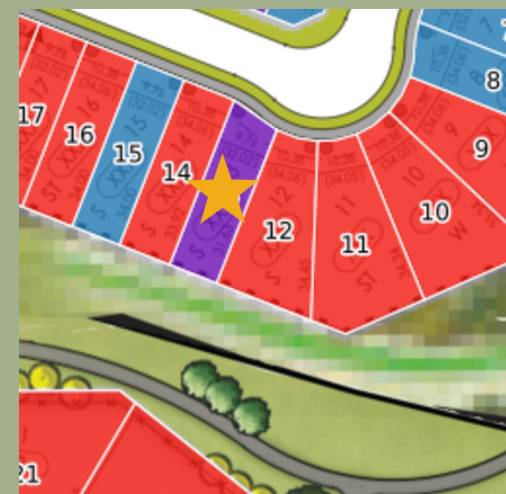
Alex Mouwen
Area Manager



Kim Wells
Area Associate



Elevation



Lot Location

Contact:

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Features



Without the Wait homes offer the benefit of moving in sooner, plus include these extra perks:

- **Curated Design:** Most popular floorplans and personalized interiors
- **Smart Energy:** Built-in energy efficiency and Smart Home features
- **Easy Move by Virtuo:** Concierge services, moving totes, and a customer portal app
- **Sterling Built Rewards:** Exclusive perks, offers, and partnerships for homeowners

Home Highlights

- 2025 Specifications
- Backing onto greenspace
- Full width vinyl deck
- Mudroom built-in bench, cubbies and coat hooks
- Main floor flex room with french door
- 8' doors throughout main floor
- Gas fireplace with maple mantle
- Developed basement stairwell
- LVP throughout main floor, stairwells and upper floor common areas
- Maple railing with iron spindles
- Vaulted bonus room
- Tray ceiling in primary bedroom

Kitchen Elements

- Executive kitchen with built-in stainless steel appliances, gas cooktop and fridge with water and ice dispenser
- Island pendants
- Waterfall island
- Silgranit sink
- Walk-in pantry with MDF shelving and french door



Kitchen

Bathroom Elements

- 5-piece ensuite with tiled shower
- Barn door to ensuite
- Tile flooring in upper floor bathrooms and laundry
- Bank of drawers in ensuite vanity
- Black plumbing fixtures



Home Interiors