

# COMMITTED TO EXCELLENCE

For over 40 years, Multi-Area Developments Inc. has been building award-winning new homes that continue to appreciate in value. With a commitment to quality, craftsmanship and customer satisfaction, the Multi-Area Developments team is working to realize their vision of building the most liveable community in Hamilton.

OVER  
**\$139,000**  
IN LUXURY  
UPGRADES

**\$1,749,000**



## SPECIAL FEATURES

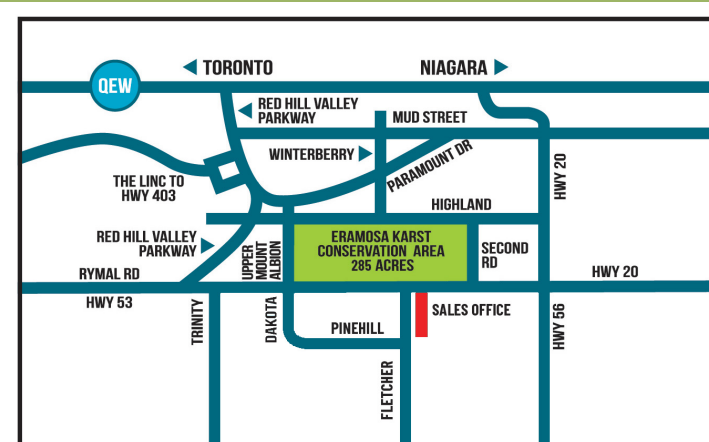
- Custom Main Floor & Second Floor Layout
  - Cold Cellar
- Upgraded Basement Windows
  - Central Air Conditioning
  - 9' Main Floor Ceilings
- Extended Height Upper Cabinets in Kitchen
- Stained Oak Stairs from Main Floor to Second Floor
- Quartz Kitchen Countertops from Builders Samples
  - Standard Undermount Sink
- Hardwood Flooring in Designated Areas

## SALES CENTRE

33 Fletcher Rd. Hannon, ON  
Mon. to Thurs. 12 - 6 pm  
Sat & Sun 11 - 5 pm  
Fridays by appointment only.

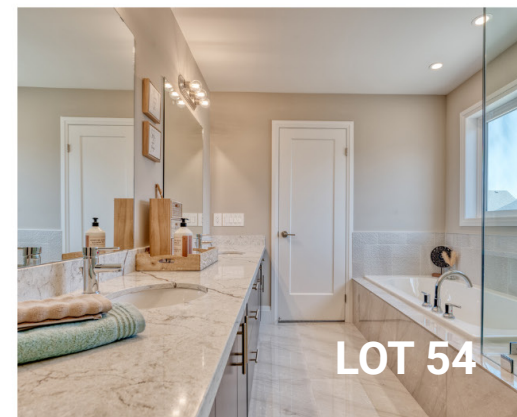
T: 905-561-0136  
E: sales@multi-area.com  
www.multi-area.com

The above price includes HST, less the applicable rebates.  
Prices, features, terms and conditions are subject to change without  
notice. Renderings are artists concept. E.&O.E.



# THE MUIRFIELD

CUSTOM HOME | 146 ROCKLEDGE DRIVE, HAMILTON



LOT 54



DISCOVER A COMMUNITY  
THAT PUTS EVERYTHING YOUR  
FAMILY NEEDS WITHIN REACH.







## Summit Park Living

**Live in the most sought after community on the Hamilton Mountain.**

The Summit Park award-winning master planned community is located on the Hamilton mountain, buffered by the 285-acre Eramosa Karst Conservation Area, yet minutes away from countless city amenities. Homeowners here are treated to Hamilton’s best, including new schools, parks and modern retail developments.



## ESTATE-STYLED® TWO-STOREY HOME LOADED WITH UPGRADES!

Offering 2822 sq. ft of total living space, The Muirfield Custom home (Lot 54) is a one-of-a-kind luxury two-storey home that showcases every Multi-Area Developments signature feature and finish. Enjoy the benefits of a professionally designed new home where both the interior and exterior reflect captivating modern design.



**2822** SQ.FT.



**4**



**3.5**



**Double**



## Enjoy the Benefits of Designer Selected Upgrades

### Special Floor Plan Upgrades

- Increased square footage on main floor & second floor
- Bathroom included on second floor
- Extended foyer with double door entry
- Upgrade to optional French door on den (to have single lights with clear full glass)

### Kitchen

- Deep fridge upper cabinet
- Chimney style hood fan
- 2 sets of pot and pan drawers (located in the kitchen island)
- Optional cabinet extension
- 2 floating shelves
- 3 glass doors in upper cabinets (clear glass, silver frame)
- 1 set of pot and pan drawers in base cabinets
- Bulkhead with cabinets installed to bulkhead
- Space for future wine fridge (electrical included)
- Upgraded quartz in kitchen (Level 6)
- Upgraded island in contrasting colour
- Level 3 tile backsplash

### Bathroom

- Full tile shower with 2-sided seamless glass enclosure in principal ensuite
- Deep soaker tub with upgraded tile wall surround in main bath
- Secondary ensuite shower to be acrylic base with tile walls & glass doors
- Principal ensuite and main bath to have quartz countertops with undermount sinks (Level 6)

### Stairs

- Upgraded to Williamson posts with skirting on main floor stair post

### Bedroom

- Optional bulkhead in principal bedroom
- Optional coffered ceiling in principal bedroom

### Basement

- Cold cellar
- Larger basement windows
- Rough-in located in basement for future bathroom

### Garage

- Upgraded double car garage with 2 doors

### Flooring

- Upgraded baseboards throughout home in contemporary style
- Upgraded Level 1 hardwood in upper hall/loft
- Level 3 tile in main floor tile areas (kitchen, dinette, foyer, mud room & powder room)
- Level 3 tile in principal ensuite (floor & wall tile)

### Fireplace

- Upgrade to gas fireplace with tile surround and floating beam mantle (stained)
- Electrical wiring system above fireplace for future TV installation

### Lighting

- 8 exterior pot lights (as per drawing)
- 6 interior pot lights in family room
- 4 interior pot lights in den
- 6 interior pot lights in kitchen/dinette
- 4 interior pot lights in upper hall
- 2 waterproof pot lights over tub in principal ensuite
- 2 waterproof pot lights in shower in principal ensuite
- Under cabinet valence with lighting

