

FEATURES & FINISHES



SPACIOUS MODERN TOWNHOMES

The Nest at Findlay offers easy living with all the community amenities you need to feel at home with a convenient location in the heart of Rutland, surrounded by an abundance of outdoor adventure.

- Three-bedroom townhome layouts are perfect for growing families or home office workspace
- Pet and family-friendly
- Quiet and safe neighbourhood nestled away from busy streets
- Large private double car garages
- Plenty of storage space for sports equipment and children's gear
- Private decks to relax while kids play in the backyard or hosting effortless barbecues with friends right outside your kitchen
- Open-concept main living spaces including dining area, large living room, and roomy kitchen designed for functionality
- Durable wood-textured wide plank laminate flooring suitable for busy families
- Washer and dryer on top bedroom level for convenience
- Contemporary built in 50 inch electric fireplace with stylish chevron shiplap surround
- Blackout roller shades in all bedrooms and light filtering roller shades on all other windows of the home

Townhomes at The Nest at Findlay offer your choice of two designer colour palettes, DOVE and FINCH, both featuring light, peaceful tones to lend a sense of calm to your home and complement your personal sense of design and decor.

FUNCTIONAL CONTEMPORARY KITCHENS

- Open-concept kitchen layouts with islands for counter-height seating and ample space for meal preparation
- Additional storage with a built in pantry located right in your kitchen
- Modern cabinets
- Durable and easy-to-clean quartz countertops
- Sleek, modern tile backsplash
- Whirlpool stainless steel, energy-efficient appliances
 - Full-size French door refrigerator with bottom freezer
 - Electric range with FlexHeat Dual Radiant Elements to boil water quickly
 - Full-size dishwasher
 - Over-the-range microwave
- Stainless steel under-mount double basin sink
- Stylish chrome-finished or matte black lighting fixtures throughout, depending on your selected colour palette

MODERN BATHROOMS

- Quartz countertops
- Large modern bathtub in main bathroom
- Tiled shower with sleek glass doors in primary ensuite
- Attractive glazed porcelain floor tiles
- The primary ensuite bathroom is equipped with heated flooring
- Modern high-efficiency, low-consumption toilet
- Under-mount sinks in bathrooms including double sinks in the ensuite bath
- Sleek chrome faucet
- Large, flush-mounted mirrors

OUTDOOR LIFESTYLE

A community-focused layout with private fenced green spaces for young children and pets to safely play outdoors.

Outdoor Living

- Low maintenance backyards for everyhome
- Main level patio off the kitchen for barbecuing or weekend cocktails with a pergola for added shade
- Rough-in gas BBQ outlet on all decks for convenience

Community Amenities

- Raised garden plots to grow your own organics
- Private playground for your little ones to enjoy
- Outdoor community BBQ area for gathering with friends and neighbours
- Professionally landscaped shared green spaces
- On-site guest parking

[TheNestTownhomes.com](https://www.TheNestTownhomes.com)

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