



Heron Ridge "No Step" Rancher

346 Sandhill Crescent (lot 16)

- "No step" wheel chair friendly home "MRS-HR-1442 plan".
- 100 Mile House's newest development.
- Walking distance to all amenities. In behind Tim Hortons.
- 1442 sq ft, 3 bedrooms and 2 bathroom, everything accessible on the main floor.
- Wide doorways and hallways thru-out home.
- Large lot (1/2 acre) proposed to be built on lot 16 (**Fee simple lot – NO Strata**).
- Vacant "Park lot" beside this lot for extra space (lot 15)
- Wide frontage (approx. 130ft. plus lot 15) lots of room for RV parking.
- Clear crush gravel driveway with extra width for guest parking.
- Certified Energy efficient home including hi efficient gas furnace, gas water heater, HRV system and much more.
- Total finished area 1442 sq ft+- (living room, kitchen, dining room, 3 bedrooms, 2 baths, and foyer).
- Oversized double car garage (612 sq ft) with a quiet belt-drive automatic opener (23'6" x 24'6").
- Hi end finishing including:
 - **Kitchen:** White shaker style cabinets.
 - **Interior finishing:** Trim - shaker style, 2 panel shaker doors.
 - **Hi end plumbing fixtures:** American Standard, Moen - Rizon and Kohler Fiberglass Tub/shower.
 - **Flooring-** Durable Vinyl plank thru-out.
- Board and baton siding with painted smart trim for the deluxe look. Aluminum soffits.
- Covered front porch and 20' x 10' concrete rear patio.
- Sound dampening between bedrooms and bathrooms.
- Natural gas BBQ hook-up.
- Permit fees, hydro and natural gas connection fees all included.
- Quality construction throughout. Travelers 2-5-10 New Home Warranty. This is not your typical builder spec home! Macon Construction has built over 200 homes in the Cariboo over the last 20 years.

Pre purchase price \$579,900 plus GST (includes lot)

Price based on a construction mortgage

RE/MAX 100

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Macon reserves the right to change specs and or price without notice