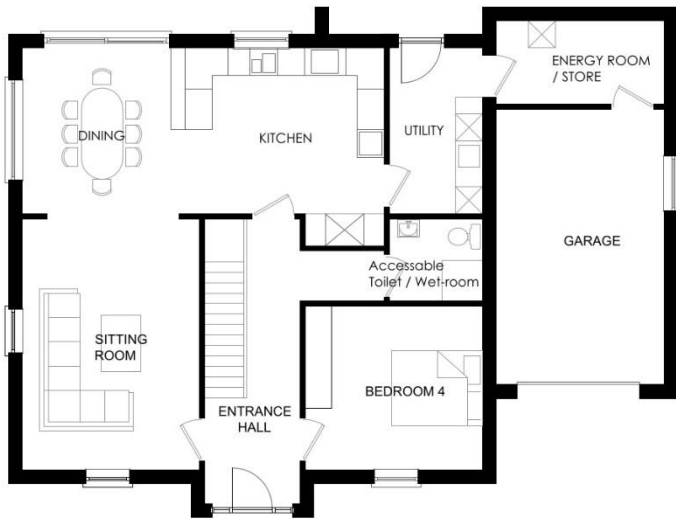




## GILLARDSTOWN

The Gillardstown is a limited availability, detached home, offered only in the final phase of the development. It is two-story, four bedroom home with an Integrated Garage and an Energy / Storage Room. The integrated garage includes a window, making it an ideal home for someone looking to have a separate hobby-room.



Ground Floor Layout



First Floor Layout

### Interior Home Areas:

- Four (4) Bedrooms: three upstairs; one downstairs
- Living Room
- Dining Room
- Kitchen with an integrated attached island
- Three (3) Full Bathrooms: one of which is an en-suite bathroom; one an accessible bathroom
- Dressing Area off Master Bedroom
- Entrance Hall with built-in cupboards under stairs
- Utility / Laundry Room
- Energy / Storage Room
- Linen Storage Area

### Outside Home Areas and Landscaping:

- Patio Area in Back Yard
- Fenced Back Yard
- Seeded Back Yard Lawn
- Iron Railings Around Front Lawn / Parking Area
- Shrubby on Pathway to Front Door (Plan Dependent)
- Seeded Front Lawn (Plan Dependent)
- Footpaths and Aprons Around the Home
- Bitumen Surface Parking Area In Front of Home
- Integrated Garage with Window

**Gillardstown pricing is €540,000<sup>1</sup>**

**Gross Floor Area: 223.6 m<sup>2</sup> / 2,409 ft<sup>2</sup>**

**Price per m<sup>2</sup> / ft<sup>2</sup>: €2,415.03 / €224.16**

**(Includes Garage Area)**

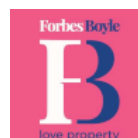
### SCHEDULE OF FLOOR AREAS (sq.m):

SITTING ROOM	21.5	BEDROOM 1	17.86
KITCHEN / DINING	30.0	EN-SUITE	9.4
UTILITY ROOM	7.4	DRESSING ROOM	7.0
ACCESSIBLE SHOWER	3.7	BEDROOM 2	16.14
BEDROOM 4	14.0	BEDROOM 3	18.3
ENTRANCE HALL	15.0	BATHROOM	7.2
EnENERGY ROOM / STORE	6.8	LANDING	5.0
GARAGE	19.5	LINEN	1.85

<sup>1</sup> Pricing Subject to Change Without Notice



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