

THE ROWAN

1749 SQ. FT. BUNGALOW

128 LILAC CLOSE
LEDUC, AB

DETAILS THROUGHOUT THE HOUSE

- 9' Wall Height with 8' Interior Doors on Main Floor
- Vaulted Ceiling with Custom Beams in Kitchen and Great Room
- Upgraded Vinyl Plank, Carpet and Tile Flooring
- Quartz Countertops with Undermount Sinks
- Stained Railing with Iron Spindles
- Stained Wood Mantel
- Custom Storage Cabinets and Bench with Hooks
- Custom Built Cabinets Throughout
- Walk-Through Pantry into Kitchen from Mudroom
- Custom Shelving Throughout Home
- Master Ensuite Includes Heated Floor Mat, Dual Sinks, Free-Standing Soaker Tub, and Custom Tiled Shower with Frameless Glass Enclosure
- Gas Fireplace
- Walk-Through Laundry into Walk-in Closet, Ensuite, and Primary Bedroom from Mudroom
- Upgraded Plumbing and Electrical
- High-Efficient Furnace and HRV System
- Combination Boiler/Instant Hot Water Heater

FULLY FINISHED WALKOUT BASEMENT

- 9' Basement Wall Height
- 2 Bedrooms with Walk-in Closets
- Custom Wet Bar with Quartz Countertops and Sink
- Hydronic In-Floor Heating (2 Zones)
- Dual Sinks in Basement Bathroom

CONTACT US TODAY FOR
MORE INFORMATION
780.986.0941
JACOBS-CONSTRUCTION.COM

9/16/25

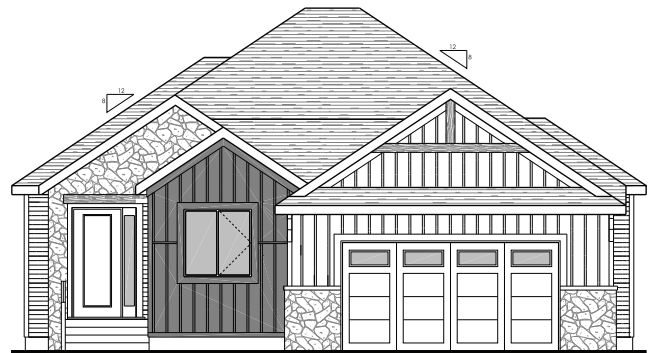
HOME FOR SALE

EXTERIOR DETAILS

- Upgraded Vinyl Siding Colour with Prefinished Trim and Board and Batten Accents
- Cultured Stone and Stained Spruce Details
- Covered Concrete Front Entry and Lower Patio
- 11' x 14' Covered Vinyl Wrapped Deck with Aluminum Railing and Glass Inserts
- Gas Connections at Upper Deck and Lower Patio
- 6" Eavestrough and Downspouts
- 8:12 Roof Pitch

DOUBLE CAR GARAGE

- 24' X 28' Double Car Garage
- Hot & Cold Water Taps
- Fully Finished Interior
- Floor Drain
- 16' x 8' R-16 Overhead Door with Glass Inserts
- Forced Air Heater



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