

# THE SITKA

2099 SQ. FT. 2 - STORY

102 LILAC CLOSE  
LEDUC, AB

## DETAILS THROUGHOUT THE HOUSE

- 9' Wall Height for All Floors
- Vinyl Plank and Carpet Flooring
- Quartz Countertops with Undermount Sinks
- Stained Railing with Iron Spindles
- Full Height Cultured Stone Fireplace Surround with Floating Stained Mantel
- Gas Fireplace
- Custom Full Height Kitchen Cabinets
- Walk-Through Pantry into Kitchen from Mudroom
- Custom Shelving Throughout Home
- Master Ensuite Includes Dual Sinks, Free-Standing Soaker Tub, And Custom Tiled Shower with Frameless Glass Enclosure
- 2nd Floor Laundry
- Large Walk-In Closet Connected to Ensuite and Laundry
- Finished Staircase to Basement
- Basement Bathroom Plumbing Rough-in
- High-Efficient Furnace and HRV System
- Navien Instant Hot Water Tank

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Artistic concept only. Floor plans, specifications and dimensions are approximate and subject to change without notice.

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

9/1/23

# HOME FOR SALE

## EXTERIOR DETAILS

- Upgraded Vinyl Siding with Prefinished Trim and Accents
- Stained Spruce Posts and Decorative Details
- Cultured Stone
- Covered Concrete Front Entry Veranda
- 15' x 13'4" Covered Wood Deck with Aluminum Railing

## DOUBLE CAR GARAGE

- 24 X 24 Double Car Garage
- Hot & Cold Water Taps
- Insulated, Drywalled and Fire-Taped
- 16' x 8' Overhead Door with Glass Inserts
- Floor Drain



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