

# *Village Walk*

*Serene Living*

**12450 FURNIVAL RD, RODNEY, ON**





**Property Manager**  
**(519) 319-1379**  
**rental@rodneylvillagewalk.ca**

Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. Illustrations are artist's concept only and may show optional features not included in base price. See sales representative for further information. E. & O. E.

1,220sf - suite  
 355sf - garage  
 202sf - covered porch  
 1,777sf - total area

**TYPICAL  
 EXTERIOR UNITS**

2 bed | 2bath

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## FEATURES & FINISHES

### EXTERIOR

- Concrete driveway with porches and sidewalks
- Stone and siding as per plan
- Steel roofing
- Maintenance-free Insul-Glass Low E Argon, coloured windows per plan
- Screens on all operating windows
- Door chimes at front entry
- One exterior weatherproof electrical outlet
- One exterior water outlet
- Electrical outlet in garage
- Covered porch as per plan
- Insulated steel front door
- 12'-wide garage doors

### INTERIOR

- Luxury vinyl plank throughout
- Solid surface quartz countertops
- Double stainless-steel kitchen sink with single lever faucet
- Stainless steel appliances package
- Tiled backsplash

### BATHROOM

- Vanities with solid quartz countertops and single lever-faucets
- 2-full piece bathrooms. One with shower and one with a tub
- Quartz countertops

### ELECTRICAL & MECHANICAL

- Energy Efficient HVAC & Insulation
- Central Air Conditioning
- Heat Recovery Ventilation (HRV) System
- Digital programmable thermostat
- 100 AMP electric service with breaker panel
- High-efficiency hot water heater
- Electronic smoke detectors located on all levels and in all bedrooms
- Carbon Monoxide detector on bedrooms

### AMMENITIES

- Pickleball courts
- 2 x Shuffleboard court
- Outdoor common gathering area
- Full landscaped seating area
- Street lighting
- Mailboxes onsite