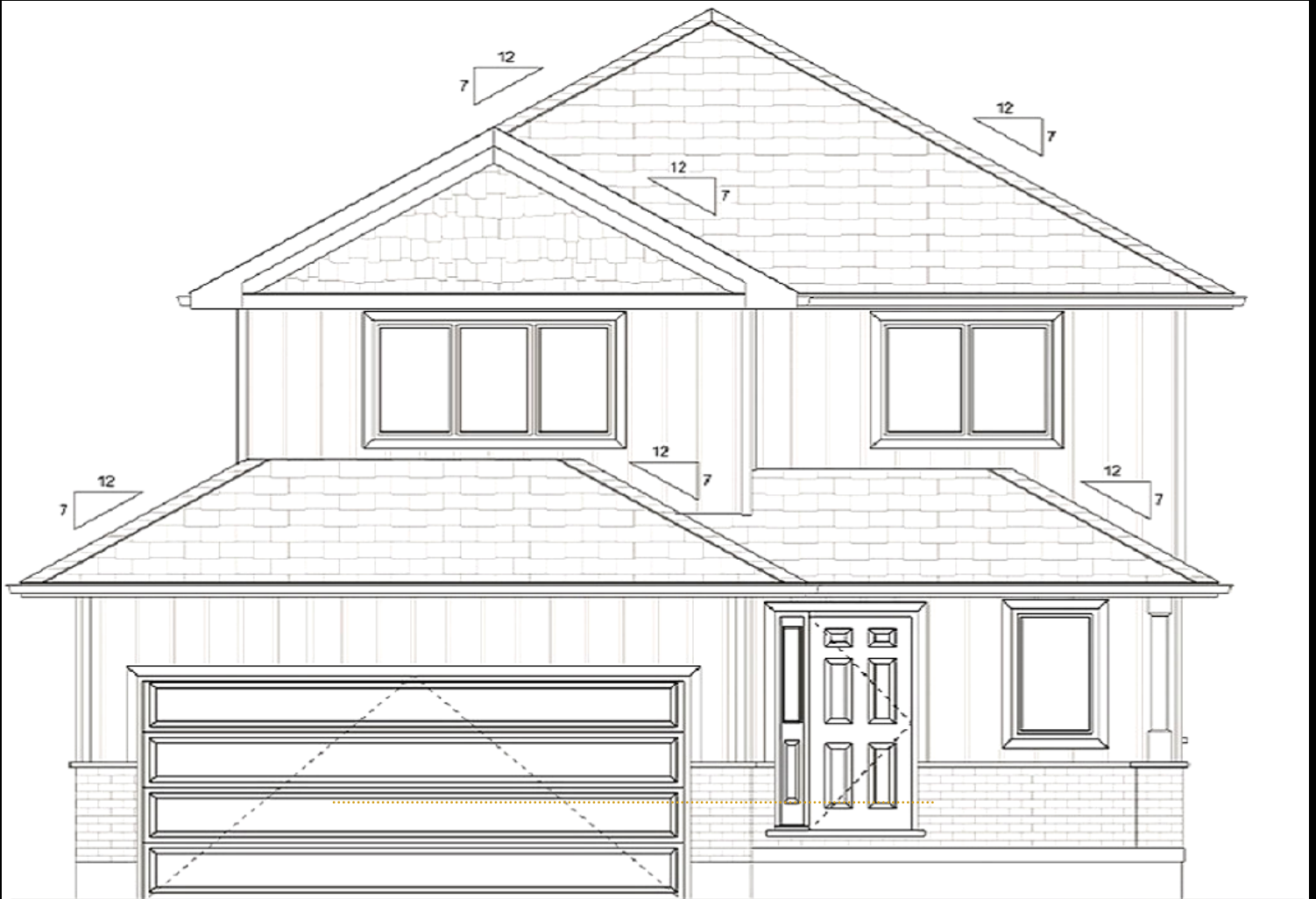


# 135 Aspen Parkway

Aylmer • \$639,900



FRONT ELEVATION

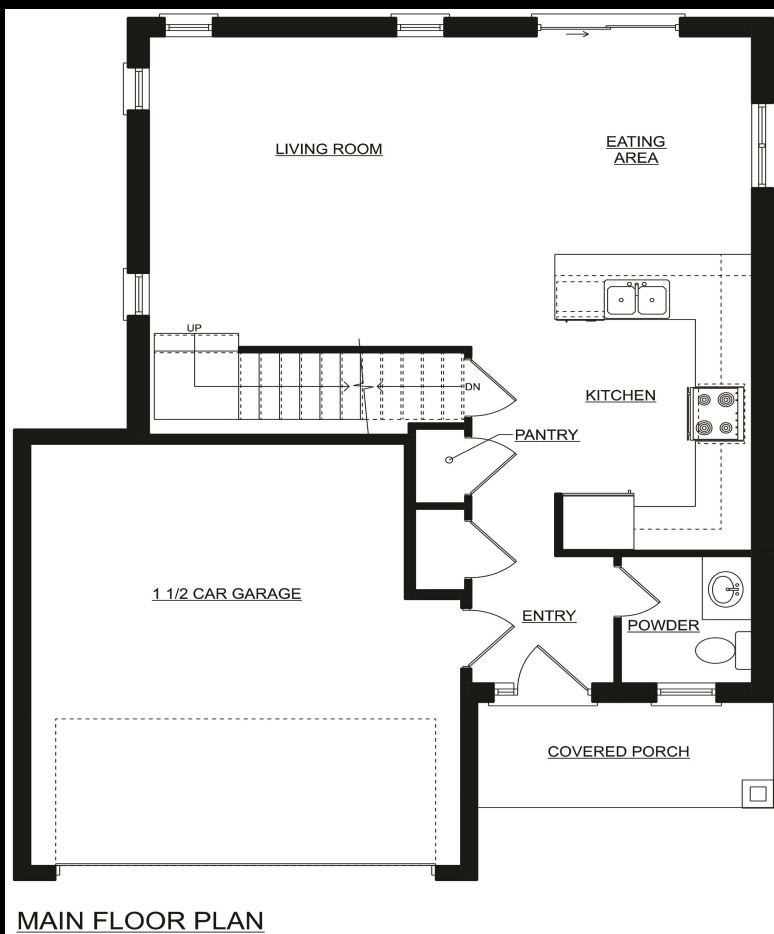


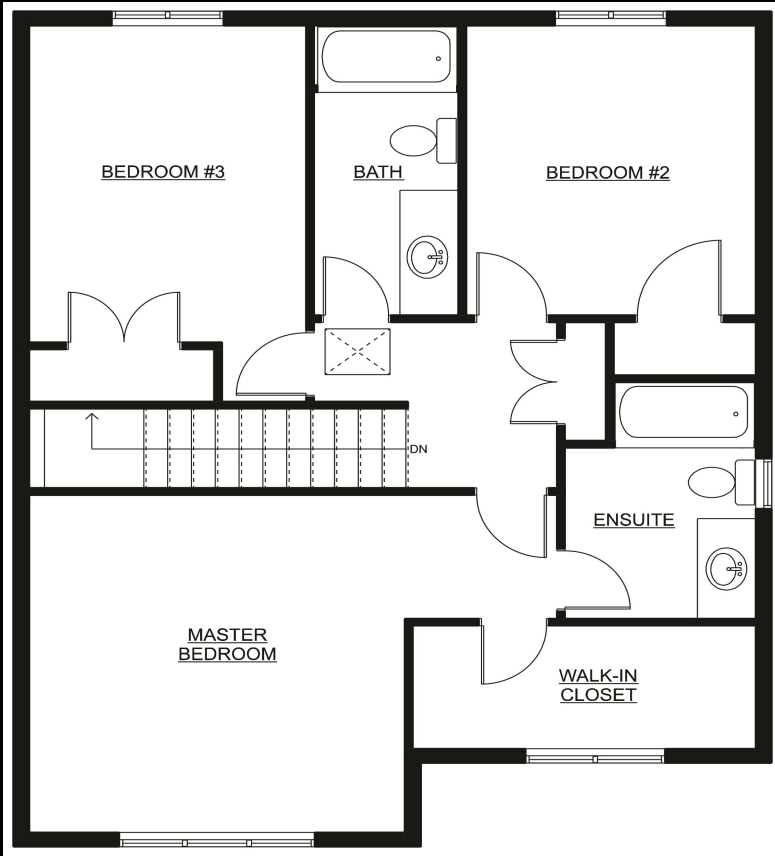
# SPECIAL FEATURES

- Affordable NEW 3-bedroom, 2.5-bathroom, two-story with 1600 square feet above grade home crafted with quality by MP Custom Homes.
- Situated in the emerging Cottonwood subdivision in Aylmer, this residence is conveniently located just 10 minutes from St. Thomas, with easy access to London, as well as the beaches of Port Stanley & Port Burwell.
- The home boasts an open-concept design, a GCW kitchen featuring quartz counters, pantry closet, a dining space with patio doors & view of the backyard, a spacious living room and a primary bedroom equipped with a walk-in closet and a 4-piece ensuite.
- Laminate flooring spans the main floor, while tile floors grace the bathrooms, and the upper level is carpeted.
- The lower level remains unfinished but holds potential for a future recreation room, fourth bedroom, 4-piece bathroom & laundry area.
- The price includes an asphalt driveway, sod, Tarion Warranty & HST.

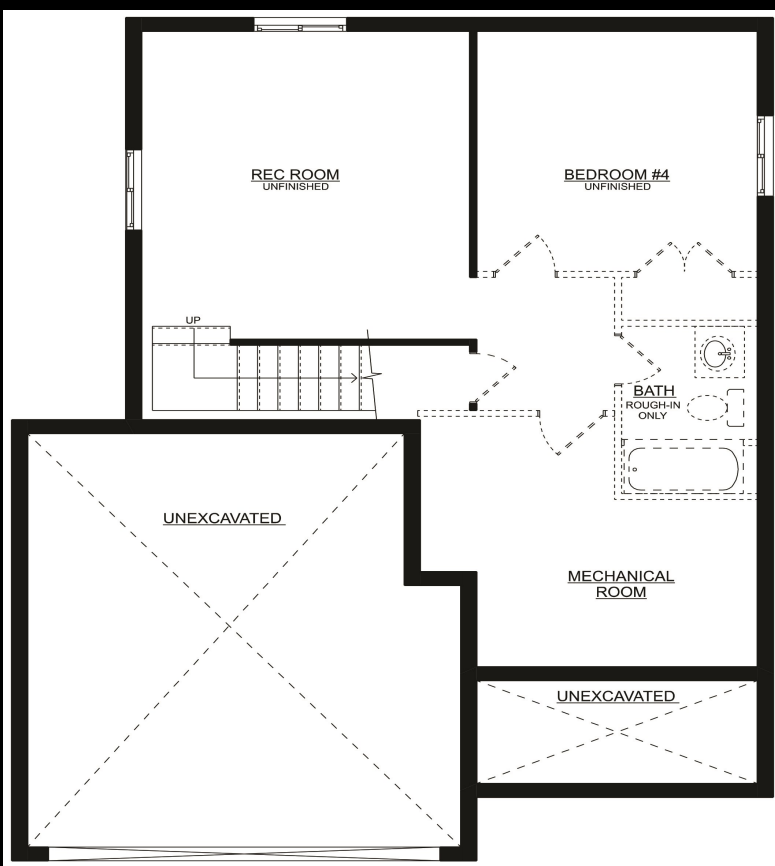
**This functional new home is ideal for a growing family.**

**To be built - completion date of November 21, 2024**





SECOND FLOOR PLAN



BASEMENT PLAN

# ROOM SIZES

Room sizes are approximate and should be verified.

## Main Level

Foyer	1.83m x 1.83m
Kitchen	4.27m x 3.58m
Dining Room	3.15m x 3.58m
Living Room	4.47m x 4.06m
Bathroom	2 Piece

## Basement Level

Rec Room (Unfinished)	4.42m x 4.19m
Bedroom (Unfinished)	3.55m x 3.58m
Bathroom (Rough-In Only)	

## Second Level

Primary Bedroom	4.09m x 4.09m
Bedroom	3.83m x 3.02m
Bedroom	3.53m x 3.15m
Ensuite	4 Piece
Bathroom	4 Piece

**Possession:** Nov 21, 2024    **Lot Size:** 41.01' x 105.94'

**Inclusions:** Range Hood, Auto Garage Door Opener

**Exclusions:** No Towel Hooks or Window Coverings

**Rental Items:** Hot Water Heater

**Heating:** Forced Air, Gas    **Cooling:** Central Air Conditioning

**Parking:** Attached 1.5 Garage, Private Drive Double Driveway

\*Information is for marketing purposes ONLY and should be verified.



SEAL THE DEAL  
WITH



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