

38 Cottonwood Boulevard

Aylmer • \$679,900



FRONT ELEVATION



4



2.5



2,014ft²
Above Grade Exterior



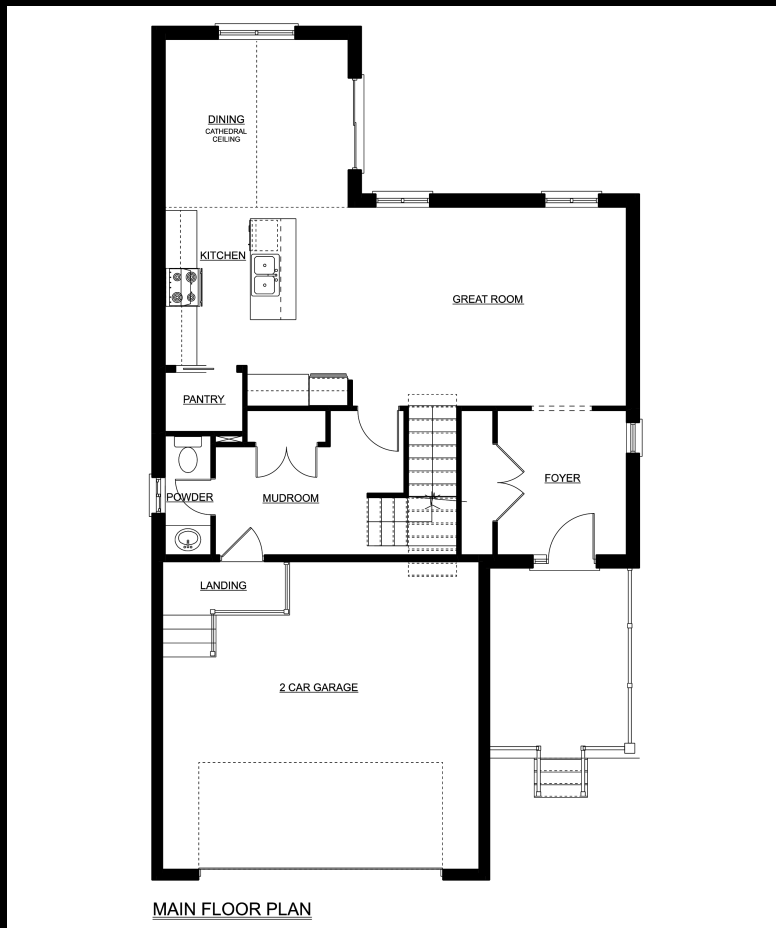
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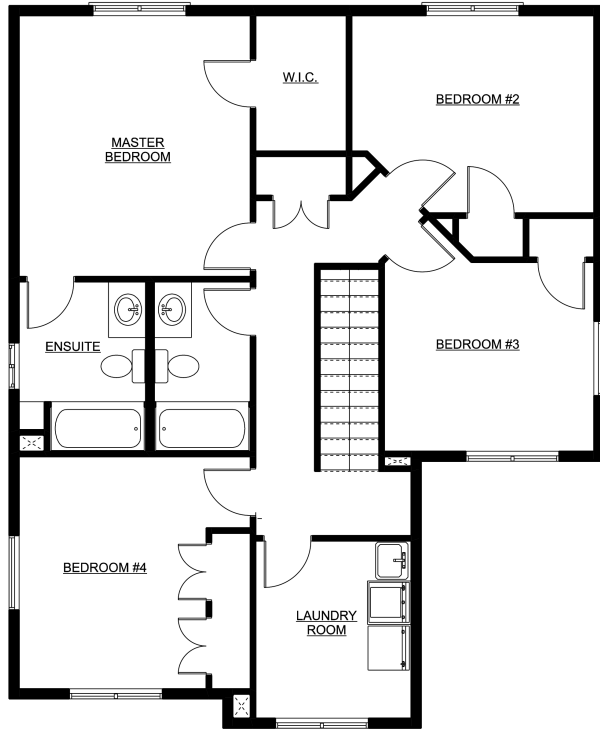
SPECIAL FEATURES

- Take notice of this NEW 4-bedroom, 2.5-bathroom, two-story home to be completed in November with 2,014 above grade square feet and a 2-car garage, crafted with care by MP Custom Homes.
- Located in the up-and-coming Cottonwood subdivision in Aylmer, this home is just 10 minutes from St. Thomas and offers easy access to London as well as the beaches of Port Stanley and Port Burwell.
- The residence features a welcoming foyer with a large closet, an open concept design, GCW kitchen boasts quartz countertops, a pantry closet, an island, and a dining area with patio doors that open to the backyard.
- The spacious great room offers lots of natural light and there's a functional mudroom, which includes a 2-piece bathroom and a closet off garage for added convenience.
- Upstairs, you'll find a 12' by 14' primary bedroom with a walk-in closet and a 4-piece ensuite.
- Three additional bedrooms with closets, a laundry room with a sink, and a 4-piece bathroom complete the upper level.
- The main floor has laminate flooring, upper bedrooms offer carpet, while the foyer, bathrooms, laundry and mudroom feature tile floors.
- Bonus- the bathrooms feature quartz top vanities!
- The lower level is unfinished but offers potential for a future recreation room, fifth bedroom, and bathroom rough-in.
- Price includes an asphalt driveway, sod, Tarion Warranty, and HST.

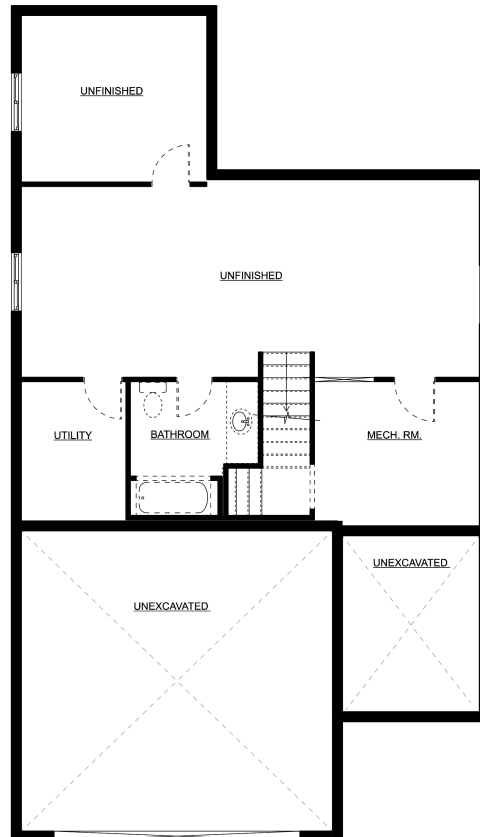
This functional new home is perfect for a growing family!

To be built - completion date of November 14, 2024





SECOND FLOOR PLAN



BASEMENT PLAN

ROOM SIZES Room sizes are approximate and should be verified.

Main Level

Foyer	2.9m x 2.59m
Great Room	3.96m x 5.57m
Kitchen	3.04m x 3.04m
Mudroom	3.78m x 2.16m
Dining Room	3.35m x 3.65m
Bathroom	2 Piece

Second Level

Primary Bedroom	4.26m x 3.8m
Bedroom	3.26m x 3.96m
Bedroom	3.1m x 3.44m
Laundry	2.92m x 2.56m
Ensuite	4 Piece
Bathroom	4 Piece

Possession: Nov 14, 2024 **Lot Size:** 41.01' x 105.69'

Inclusions: Range Hood, Dishwasher, 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 Double Garage, Private Drive Double Driveway

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



SEAL THE DEAL
WITH



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