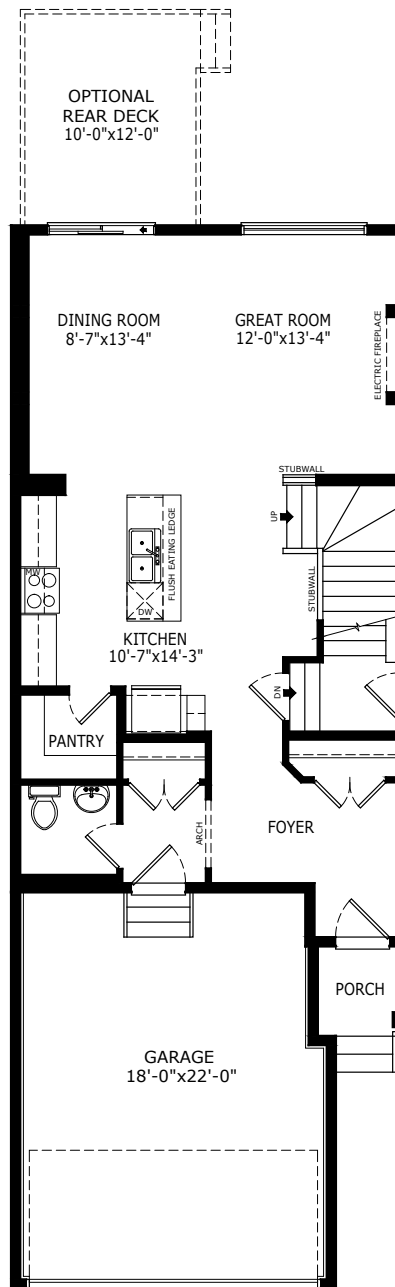


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# BIRKLEY 3



This floor plan shows a 3-bedroom house with a bonus room, a primary bedroom, and two full bathrooms. The layout includes a central hallway with a linen closet and a staircase leading down. The rooms are as follows:

- Primary Bedroom:** 11'-8" x 13'-7", located at the top right.
- Bath:** Located at the top left, containing a bathtub/shower, toilet, and vanity.
- W.I.C. (Walk-In Closet):** 9'-0" x 5'-0", located between the primary bedroom and the bonus room.
- Bonus Room:** 14'-7" x 13'-8", located in the center of the house.
- Bedroom #2:** 9'-10" x 11'-1", located at the bottom right.
- Bedroom #3:** 12'-3" x 11'-10", located at the bottom left.
- Bath:** Located between the bonus room and bedroom #3, containing a bathtub, toilet, and vanity.
- W.I.C. (Walk-In Closet):** 4'-5" x 5'-1", located between bedroom #2 and bedroom #3.
- W.I.C. (Walk-In Closet):** 4'-5" x 5'-1", located between bedroom #3 and the bonus room.
- Stacked Washer/Dryer:** Located between the bonus room and bedroom #3.
- Staircase:** Located between the bonus room and bedroom #2, with a "DN" (down) arrow indicating the direction.
- Hallway:** A central hallway connects the rooms, featuring a linen closet and a staircase.

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# Sterling HOMES

A QUALICO Company

## ELEVATIONS



CRAFTSMAN



FARMHOUSE



MODERN  
BROWNSTONE



PRAIRIE



URBAN ARTS  
& CRAFTS



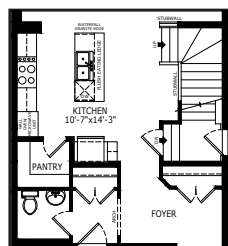
URBAN  
CRAFTSMAN



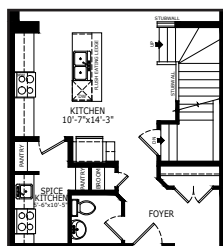
URBAN  
PRAIRIE

## MAIN FLOOR OPTIONS

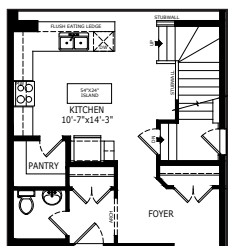
OPTIONAL EXECUTIVE KITCHEN



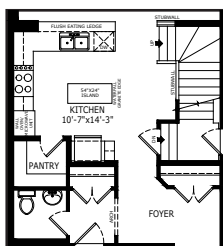
OPTIONAL SPICE KITCHEN



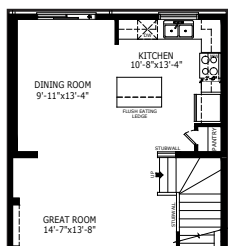
OPTIONAL KITCHEN #1



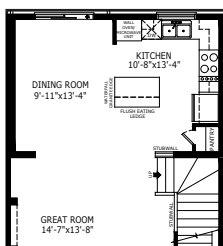
OPTIONAL KITCHEN #1  
WITH EXECUTIVE KITCHEN



OPTIONAL KITCHEN #2

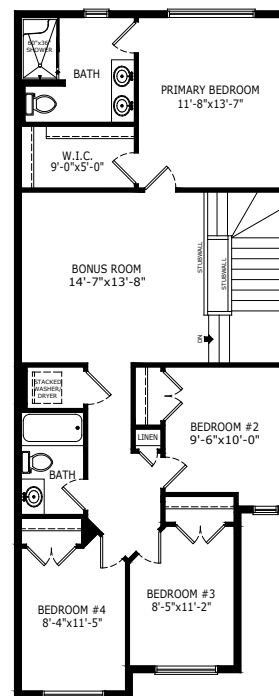


OPTIONAL KITCHEN #2  
WITH EXECUTIVE KITCHEN



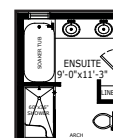
## UPPER FLOOR OPTIONS

OPTIONAL 4 BEDROOMS



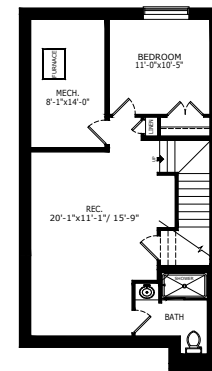
Optional 4 bedroom adds 28 sq ft

OPTIONAL ENSUITE

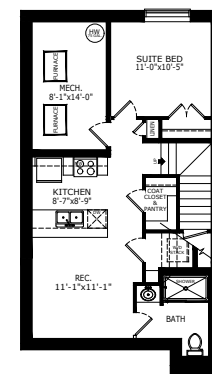


## BASEMENT OPTIONS

STANDARD 548 SQ FT



1 BEDROOM 'LEGAL SUITE' 564 SQ FT



Scan here  
for floorplan  
options and  
more

\*Legal Suite availability varies by community and municipal regulations.

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