

INVENTORY HOME

BASEMENT SUITE



52 BRAUN AVENUE

NORTHCREST ESTATES, TILLSONBURG

THE DETAILS

PRICE	\$ 799,000
CLOSING DATE	MAY 14, 2024
LOT NUMBER	83, PHASE 2
BEDROOMS	4 + 1
BATHS	3.5
SQFT	3251
GARAGE	2
MODEL	BECKNER

HAYHOE™
— HOMES —



SALES PROFESSIONAL

EMMA SMITH

519.409.1474

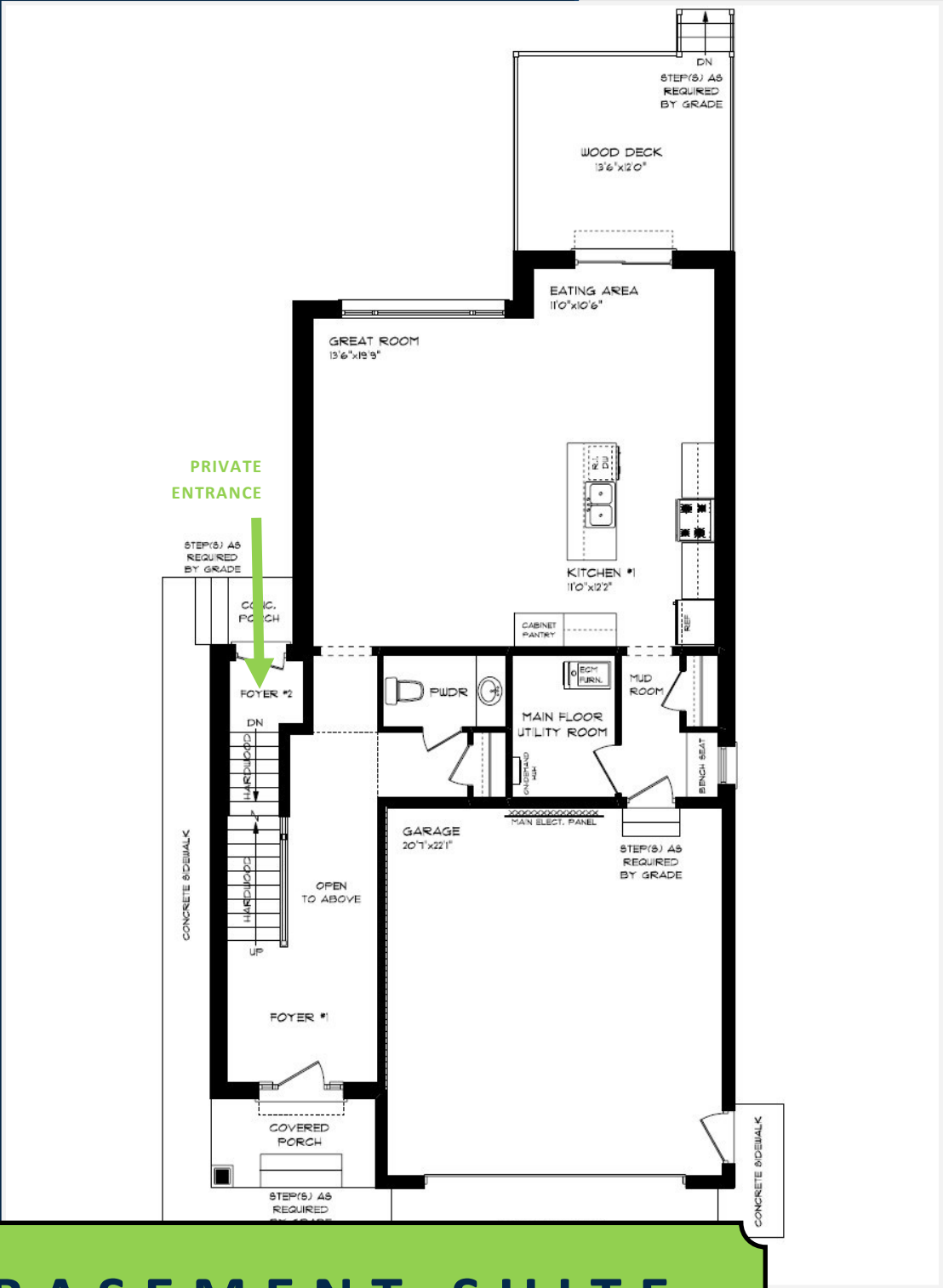
emma.smith@hayhoehomes.com

SITE PLAN



MAIN FLOOR

52 BRAUN AVENUE, TILLSONBURG



BASEMENT SUITE

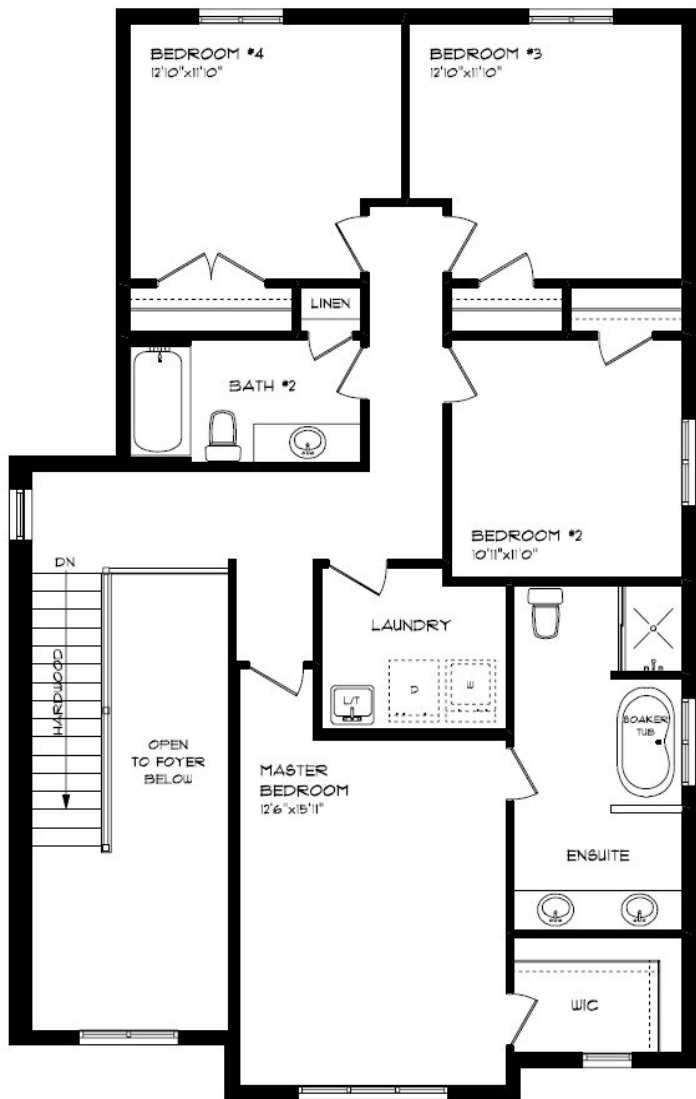
- MAIN FLOOR UTILITY ROOM
- CUSTOM CABINETRY & HOOD
- LUXURY VINYL PLANK FLOORING
- QUARTZ COUNTERTOPS
- KITCHEN BACKSPLASH
- SEPARATE ENTRANCE TO LOWER SUITE

MAIN FLOOR:
APPROX 1095 SQFT



SECOND FLOOR

52 BRAUN AVENUE, TILLSONBURG



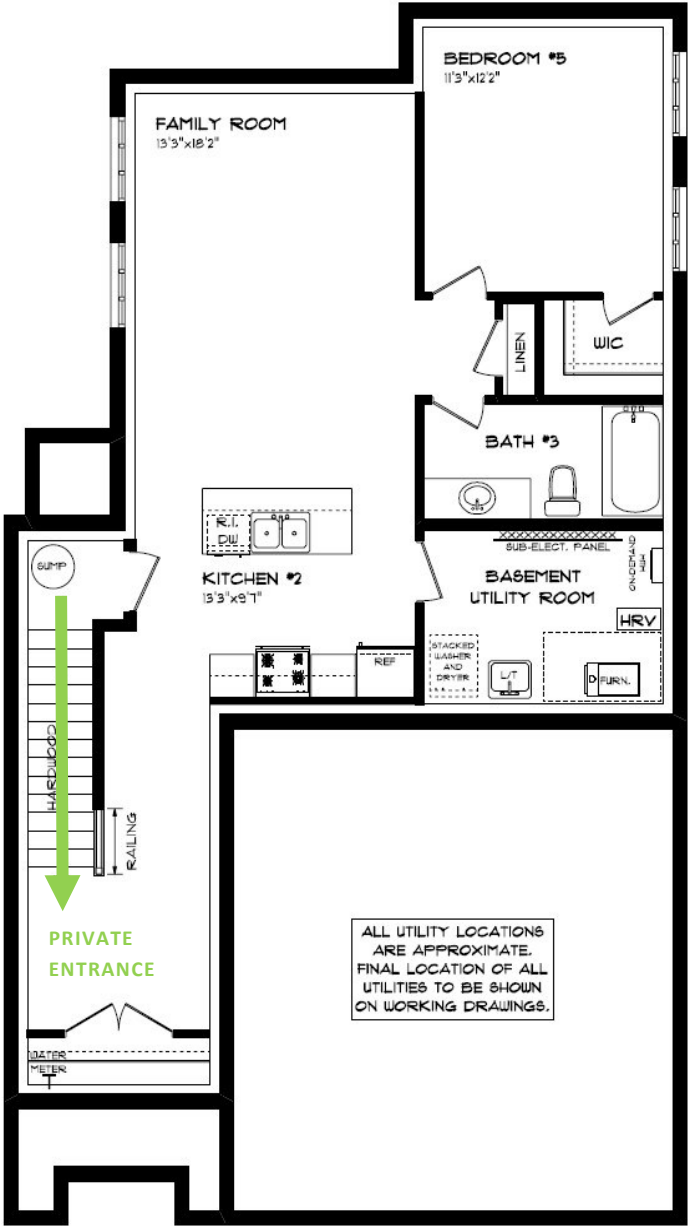
- HARDWOOD STAIRS
- DOUBLE SINK ENSUITE
- SOAKER TUB
- CARPET FLOORING
- TILED FLOORING
- BENCH SEATS
- TWO STOREY CEILING

SECOND FLOOR:
APPROX 1246 SQFT



BASEMENT

52 BRAUN AVENUE, TILLSONBURG



BASEMENT SUITE

SECONDARY DWELLING SUITE
LUXURY VINYL PLANK FLOORING
SEPARATE UTILITY ROOM
AIR CONDITIONING
GAS FURNACE WITH HRV
NEW HOME WARRANTY

BASEMENT:
APPROX 912 SQFT

HAYHOETM
— HOMES —

EXTERIOR FINISHES

SHINGLES



52 BRAUN AVE



SIDING

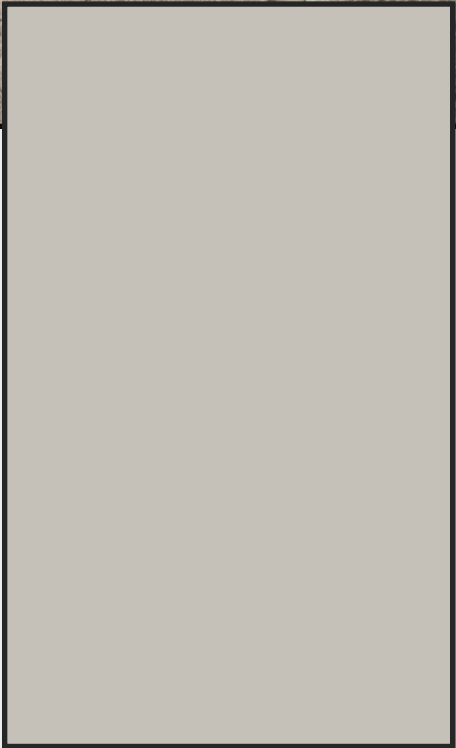


BRICK

GARAGE DOOR



WINDOWS
&
FRONT DOOR



ALUMINUM



INTERIOR FINISHES

52 BRAUN AVE
MAIN SUITE

KITCHEN BACKSPLASH



KITCHEN ISLAND
COUNTERTOPS



KITCHEN PERIMETER
COUNTERTOPS



LUXURY VINYL PLANK



KITCHEN
CABINETRY

INTERIOR FINISHES

52 BRAUN AVE

MAIN SUITE

INTERIOR DOOR STYLE



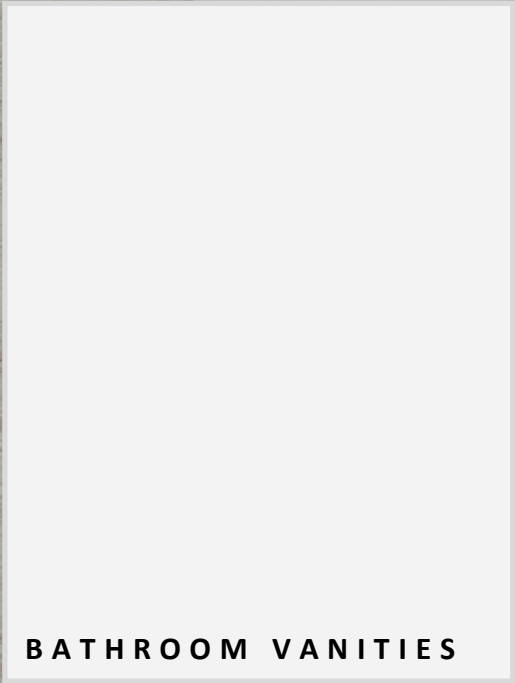
ENSUITE SHOWER TILE



BATHROOM COUNTERTOPS



BATHROOM VANITIES



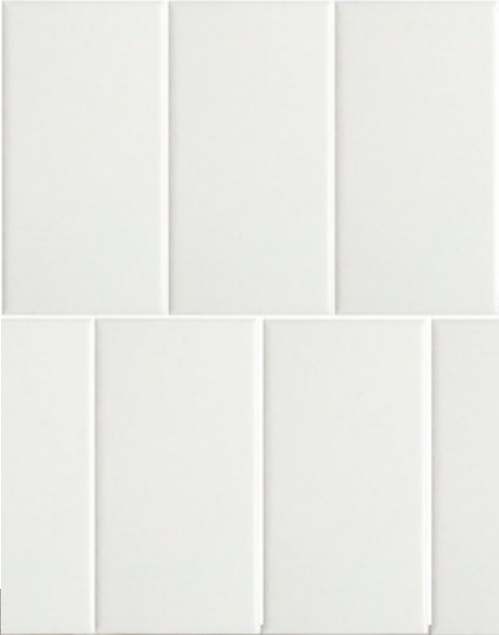
CARPET



INTERIOR FINISHES

52 BRAUN AVE
LOWER SUITE

KITCHEN BACKSPLASH



KITCHEN COUNTERTOPS



LUXURY VINYL PLANK



BATHROOM COUNTERTOPS



PAINT
COLOUR



KITCHEN & BATH
CABINETS

HAYHOE™
— HOMES —