

# T O W N H O M E

## ESSENTIAL FEATURES



71 BRAUN AVE

NORTHCREST TOWNS, TILLSONBURG

## THE DETAILS

PRICE	\$545,000
CLOSING DATE	OCTOBER 9, 2025
LOT NUMBER	103D, PHASE 2
BEDROOMS	3
BATHS	2.5
SQFT	1568
GARAGE	1
MODEL	2 STOREY TOWN

**HAYHOE™**  
—HOMES—



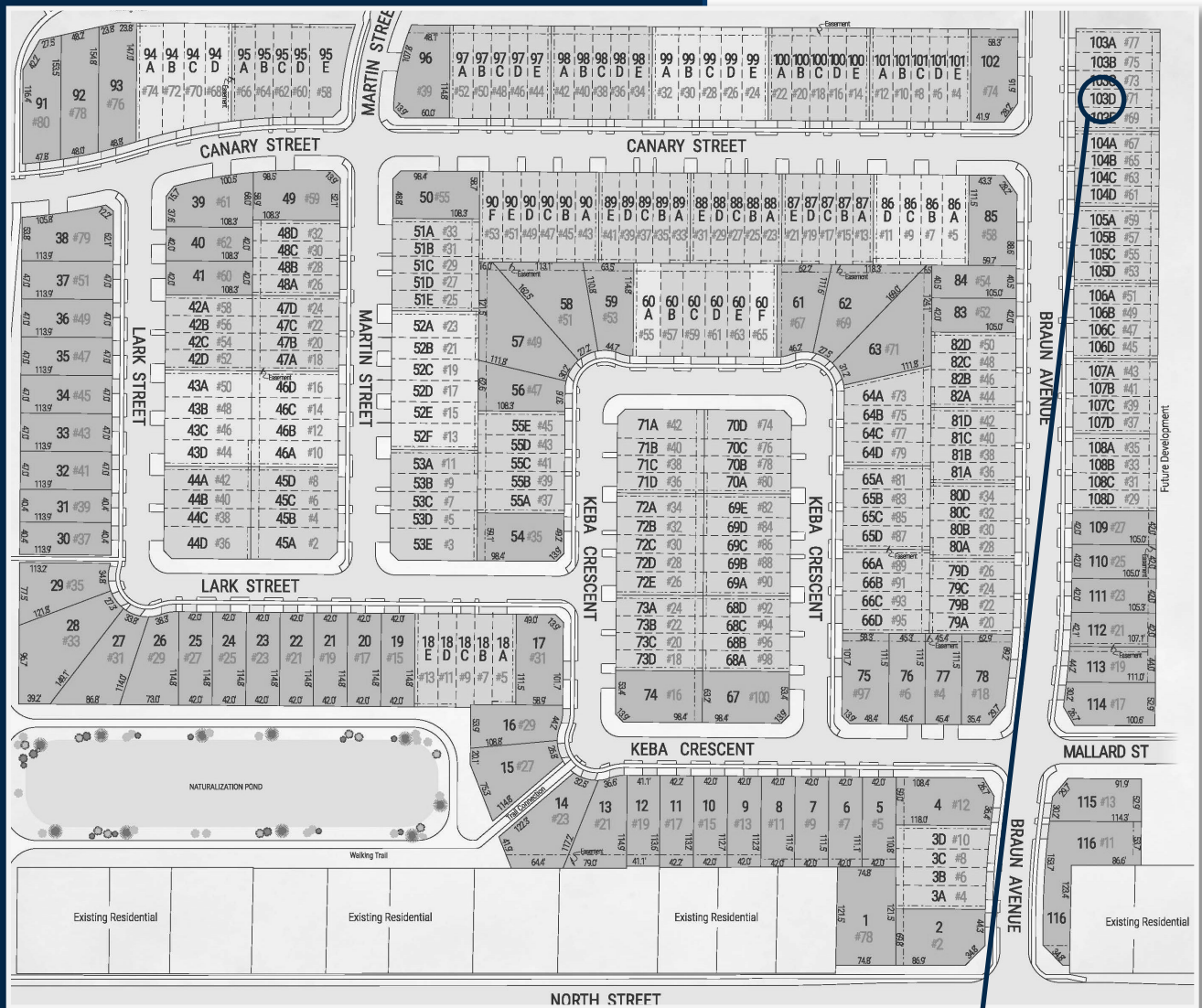
## SALES PROFESSIONAL

LAURA BABCOCK

519.520.0539

[laura.babcock@hayhoehomes.com](mailto:laura.babcock@hayhoehomes.com)

# S I T E P L A N



**71 BRAUN AVE**

## EXTERIOR FEATURES:

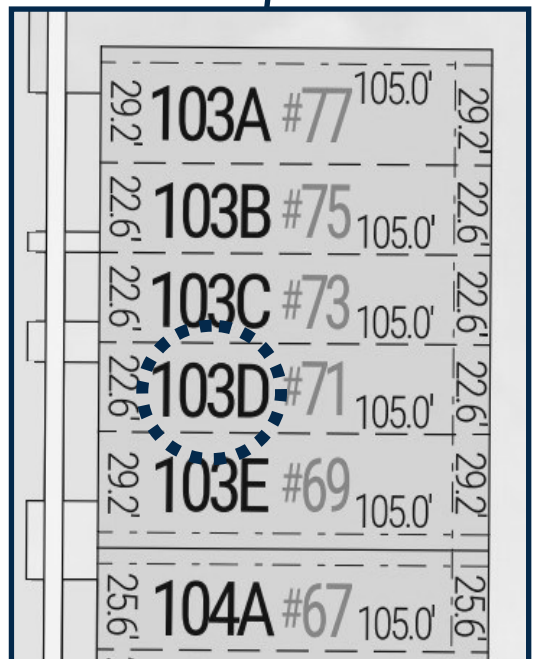
## KEYLESS ENTRY

## TREATED WOOD DECK

## ASPHALT DRIVEWAY

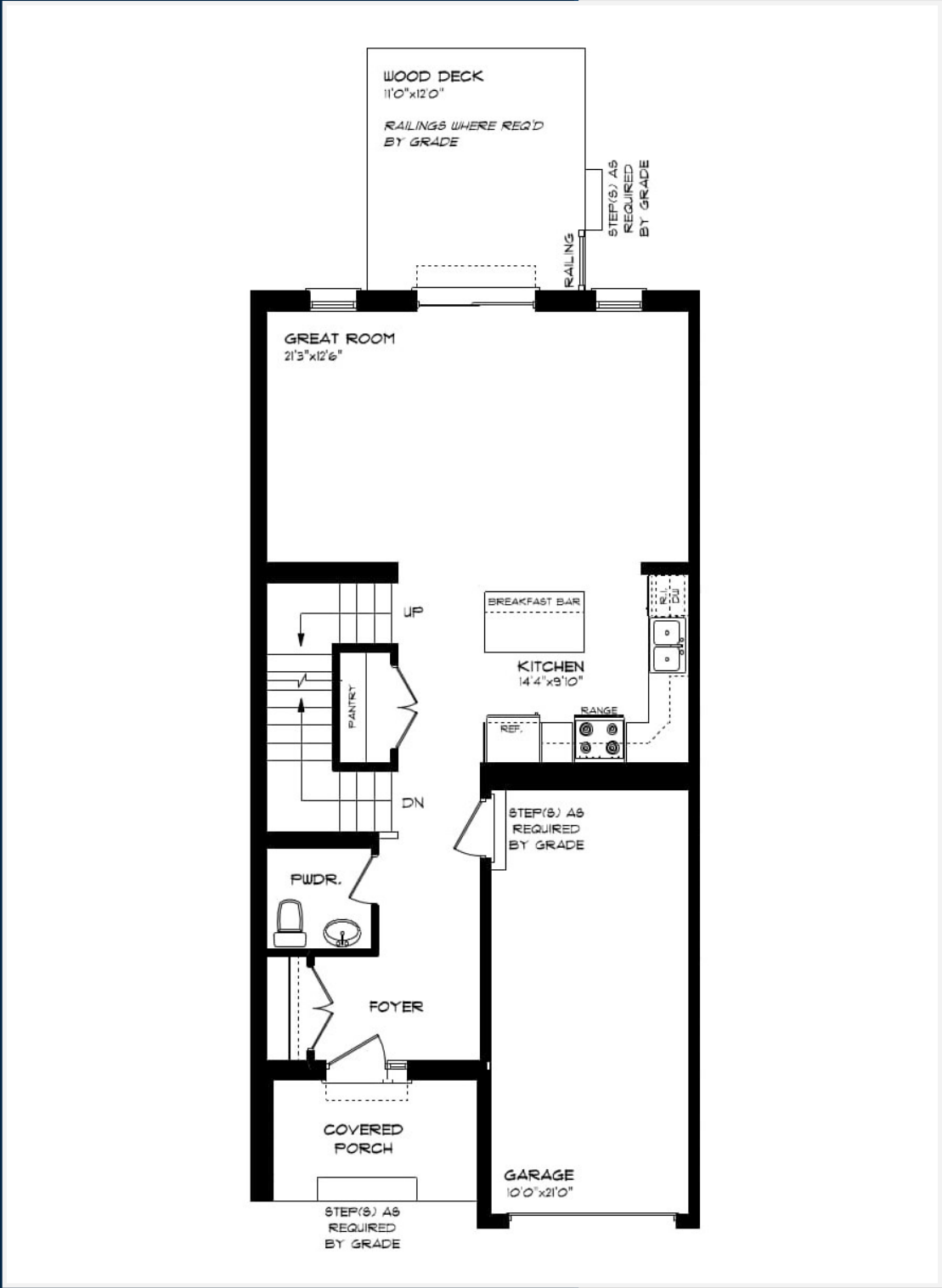
## WALKING TRAILS

# HAYHOE™ HOMES

The logo for Northcrest Towns features the word "NORTHCREST" in a dark blue, sans-serif font. Below it, the word "TOWNS" is written in a gold, sans-serif font. A thick gold horizontal line is positioned between the two words, and a dark blue square is located to the left of the word "TOWNS".

# MAIN FLOOR

71 BRAUN AVE, TILSONBURG



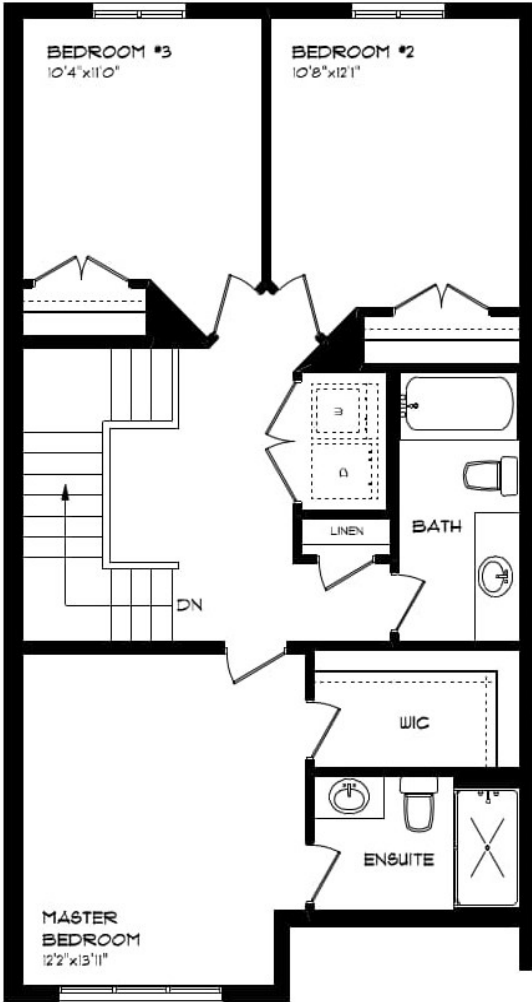
- SINGLE CAR GARAGE
- KITCHEN ISLAND
- VINYL PLANK FLOORING
- QUARTZ COUNTERTOPS
- UNDERMOUNT SINK

MAIN FLOOR:  
APPROX 725 SQFT



# SECOND FLOOR

71 BRAUN AVE, TILLSONBURG



SECOND FLOOR:  
APPROX 843 SQFT

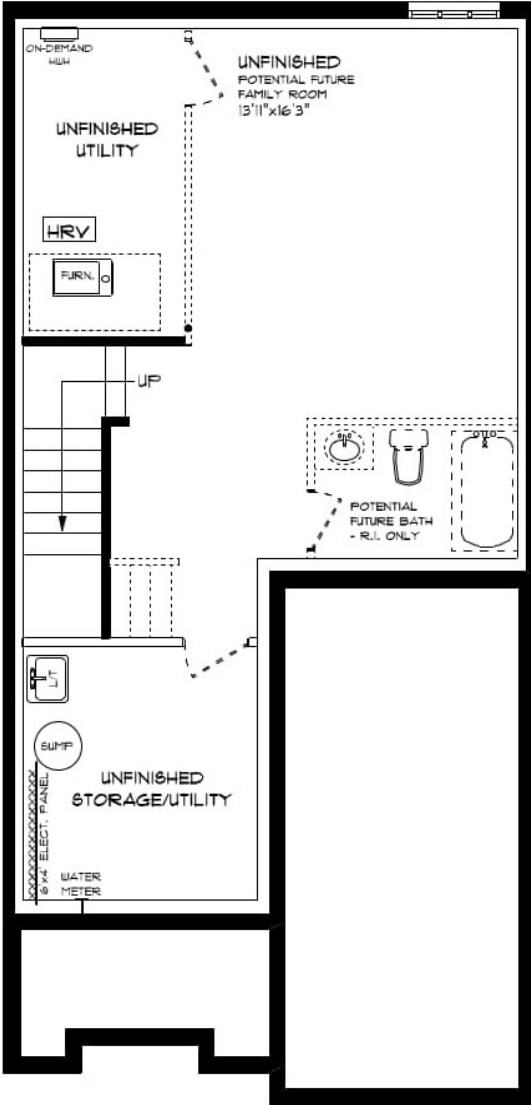
- SECOND FLOOR LAUNDRY
- PROFESSIONALLY DESIGNED
- CARPET FLOORING
- VINYL PLANK FLOORING
- WALK-IN CLOSET





# BASEMENT

71 BRAUN AVE, TILLSONBURG



BASEMENT:  
UNFINISHED

AIR CONDITIONING  
GAS FURNACE WITH HRV  
HUMIDIFIER  
NEW HOME WARRANTY

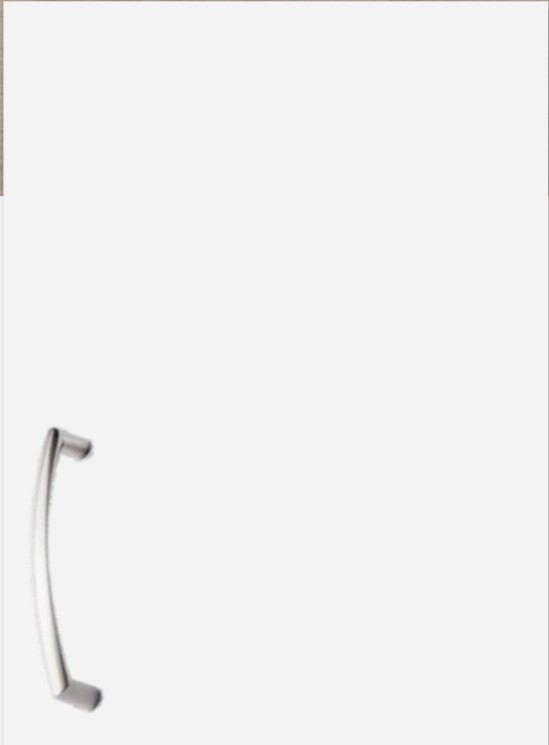
**HAYHOE™**  
— HOMES —

# INTERIOR FINISHES

71 BRAUN AVE



LUXURY VINYL PLANK



ISLAND PENDANTS



FOYER  
FIXTURE



**HAYHOE™**  
— HOMES —

KITCHEN  
CABINETS

PRICE, PRODUCTS, COLOURS & FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
COLOURS SHOWN MAY VARY FROM INSTALLED MATERIALS. E & O.E

CREATED FEB 24, 2025

# INTERIOR FINISHES

71 BRAUN AVE

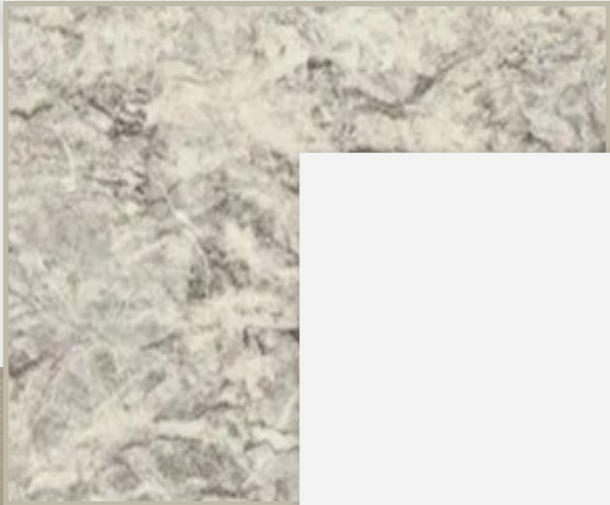
INTERIOR DOOR STYLE



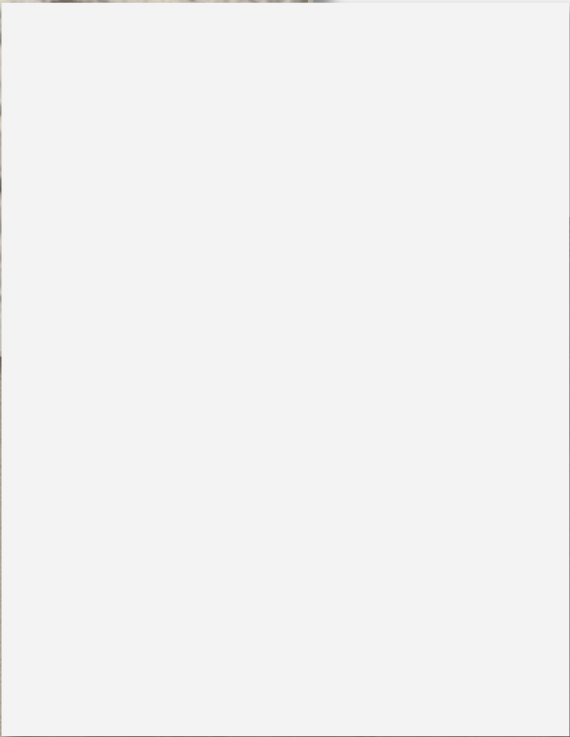
CARPET



BATHROOM  
COUNTERTOP



BATHROOM  
CABINETRY



LUXURY VINYL PLANK

