



**\$749,000**

Beds 3 | Bath 2

Area 1481 Sq Ft | Lot 100 Ft x 200 Ft

**MELIORA**

10 Miller Lake Road, Miller Lake



**MELIORA** is the epitome of simplicity and elegance, offering a dexterously designed space to make you feel at home away from home. The four-season model features three bedrooms, two full washrooms, modern yet functional kitchen, and a covered porch. The vaulted ceiling in the living room provides a heightened sense of space. The open-concept layout, adorned with large windows invited abundant natural light by day provides captivating view of the starry night sky.

## FEATURES



9 Feet  
Ceiling Height



Vaulted  
Ceiling



24 Feet  
Covered Porch



Walk-in  
Closet



Kitchen Island  
with Breakfast Bar



Bathroom  
Linen Closet

# floorplan

## DIMENSIONS

Foyer	11'8" x 6'2"
Living Room	19'2" x 11'8"
Dining Room	12'3" x 8'9"
Kitchen	12'3" x 9'4"
Master Bedroom	13'2" x 11'0"
Ensuite Bath	8'8" x 6'1"
Walk-in Closet	6'1" x 6'0"
Bedroom 2	14'7" x 9'7"
Bedroom 3	10'7" x 9'3"
Common Bath	9'7" x 5'0"
Laundry	5'10" x 5'9"
Mechanical Room	6'0" x 5'10"
Covered Porch	24'5" x 6'0"



Prime  
Location.

Prime  
Opportunity.



# Your path to cottage living, just got easier.

Book with only **\$5000**

## Payment Schedule

Due	Amount
• On the date of booking	\$5000
• 30 days from booking date	2.5%
• 60 days from booking date	2.5%

### Disclaimer:

The payment schedule outlined above is provided for informational purposes only. Please carefully review the agreement for detailed terms, conditions, and any specific payment-related provisions. Your understanding of the payment plan is crucial, and we recommend seeking professional advice if needed. The terms are subject to change, and any modifications will be communicated accordingly.

## DURABLE EXTERIOR FINISHES

- Poured concrete foundation walls and crawl space floor
- Damp proofing on foundation walls with below-grade dimpled membrane
- Wood frame construction with exterior elevations featuring Pinewood cladding
- Expanding spray foam wall insulation, blown-in attic insulation
- Fiberglass roof shingles in pre-selected colours
- Pre-finished aluminum soffit and fascia, eavestrough, and downspouts
- 8-foot steel-clad insulated front entry door with glass insert/sidelight and weather stripping
- Front entry door with smart door lock and door knob
- ENERGY STAR qualified, low maintenance, low-E, Argon-filled vinyl casement windows with flashing
- Sliding patio doors with tempered insulated glass and screen
- Graded lot with limestone screening driveway
- Two exterior hose bibs
- Quality exterior light fixtures
- Two exterior electrical outlets
- Pressure-treated lumber porch complete with stairs to grade

## DISTINCT INTERIOR FINISHES

- 9-foot ceiling height throughout
- Sag-resistant drywall for the ceiling
- Smooth ceiling throughout
- 12" x 24" porcelain floor tiles in the foyer and laundry
- Vinyl plank floor covering throughout
- 5-1/2" MDF baseboards with MDF shoe molding
- MDF shaker-style interior doors
- 2-3/4" MDF door and window casings
- Black interior door handles
- Swing closet doors
- One coat of latex primer sealer on all interior walls and ceiling
- Two coats of low-sheen eggshell-finish paint on all interior walls
- One coat of flat-finish white paint on the ceiling
- Two coats of satin-finish white paint on all the interior doors and trim
- Electric fireplace in the living room
- Hard-wired smoke detectors with LED strobe in each bedroom and all floors with living space
- Energy-efficient LED pot lights and light fixtures

## LUXURY BATHROOMS

- Moisture-resistant drywall
- 12" x 24" porcelain floor tiles
- Tiled walk-in shower with glass panels and door
- Durable acrylic bathtub with 12" x 24" porcelain wall tiles tub surround
- Black shower faucets
- Hardrock Maple melamine vanity cabinets
- Thermofoil vanity doors with black handles
- Quartz vanity countertops
- Undermount ceramic sinks with black faucets
- Comfort-height, elongated toilet bowls

## MODERN KITCHEN

- Luxury painted MDF cabinet doors with complimenting handles
- Matching panels, kick plate, light valence, and crown moulding
- Hardrock Maple melamine cabinets
- Kitchen island with breakfast bar
- Quartz kitchen countertop
- Wood island countertop
- Stainless-steel farmhouse sink with black faucet

## EFFICIENT HVAC SYSTEM

- High-efficiency ENERGY STAR forced air gas furnace with electronic ignition
- High-efficiency ENERGY STAR air conditioner
- High-efficiency tankless water heater
- Heat Recovery Ventilation (HRV) system for fresh air circulation

## SMART HOME INTEGRATION

- Smart security cameras
- Smart entry-door lock
- Smart Nest thermostat
- Smart switches
- Smart receptacles
- Google Nest Hub

 905.265.9393

 connect@meliohomes.ca

 www.meliohomes.ca

 116 Corstate Ave, Vaughan  
Ontario L4K 4X2, CANADA

  
melio  
HOMES  
expertise • discipline • precision



**Disclaimer:**

This document provides only preliminary information to the client and it does not constitute a legal offer. The images and floorplans are for illustrative purposes only and the actual site may vary due to innumerable factors. Melio Homes Inc. reserves the right to modify any or all the information, images, and features without notice, as deemed necessary. Buyers are advised to carefully review the agreement of purchase and sale, and consult with legal professionals for complete details. The information provided here is not exhaustive, and any discrepancies between this brochure and the agreement are governed by the latter.

