The COOPER

Bold Designer Duplex

3 Bed
2.5 Bath
1386 sq ft



Searching for a seamless transition of house to home is easy when you've visited the Cooper. The open living space features a spacious living, dining and kitchen layout ideal for entertaining or cozy nights in. Featuring three bedrooms, second-floor laundry and your very own ensuite, the possibilities are endless in this two-storey home.

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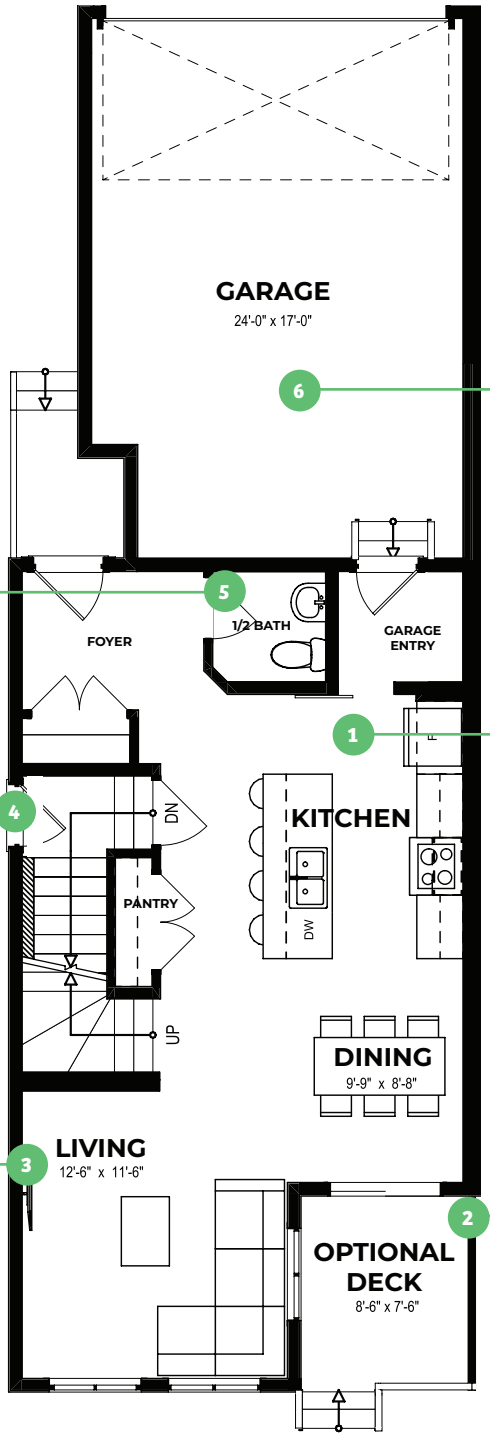
Main Floor Features

656 SQ FT



6

A **full-sized attached garage** is included to keep your vehicle out of the cold in the winter or for storage.

5

Purposefully designed **half bath** is conveniently located while being tucked away from the party for when you have guests over.

1

The kitchen is designed for maximum efficiency. Using the **kitchen work triangle rule,** movement between the fridge, stove and sink is minimized.

4

This **optional entry side door** is purposefully designed to provide a separate entry to your basement.

3

An **open main floor** makes hosting a breeze with a living area that has been purposefully built to blend seamlessly into the kitchen and dining room.

2

The Cooper comes with an **optional deck**. Imagine summer parties, lazy afternoons and Saturday morning lattes in your backyard oasis.

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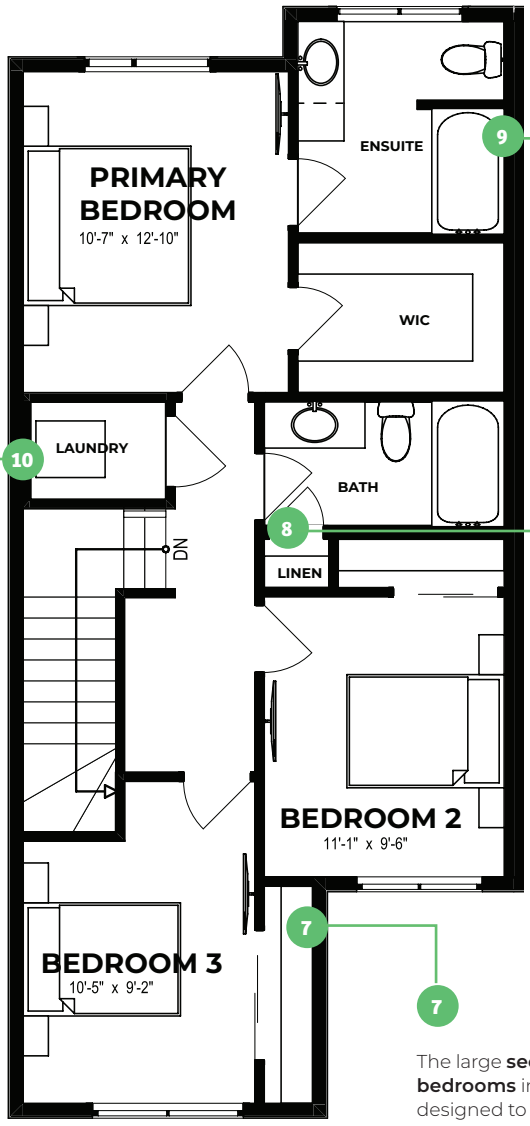
Upper Floor Features

730 SQ FT



9

Relax in your **3-piece master ensuite** at the end of a long day. Designed with a bright window situated sensibly for the space.

10

Upstairs laundry designed in a central location for easier access. Say goodbye to awkwardly carrying a laundry basket down the stairs.

8

You **linen closet** is conveniently located to be close to your washer and dryer.

7

The large **second and third bedrooms** in the Cooper are designed to accommodate a queen sized bed, nightstands and plenty of closet storage.

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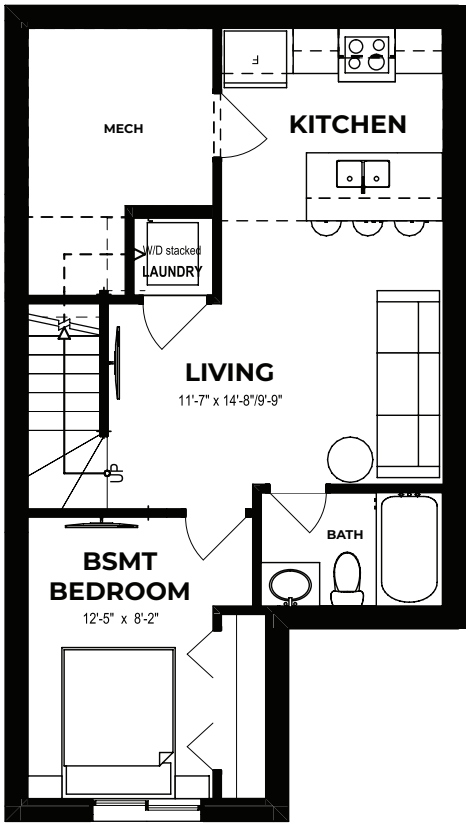
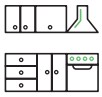
Optional Basement Development Plan

476 SQ FT

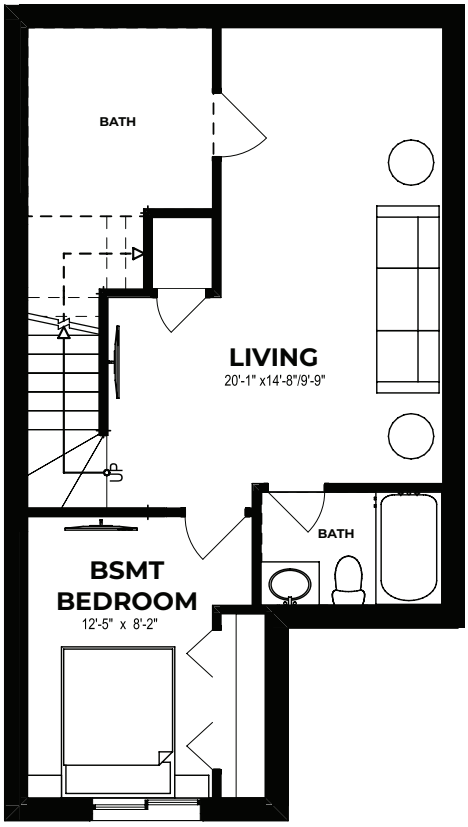


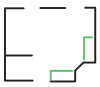


12

Or choose the **legal secondary suite** option to generate some extra rental income.

466 SQ FT





11

Add even more living space with a **developed basement.** The Cooper basement is designed to accommodate an extra family member or out-of-town guests.

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