

# INVENTORY HOME

## BASEMENT SUITE



## 39 DUNNING WAY

ORCHARD PARK MEADOWS, ST. THOMAS

### THE DETAILS

PRICE	\$ 809,000
CLOSING DATE	AVAILABLE NOW
LOT NUMBER	18
BEDROOMS	5
BATHS	3.5
SQFT	2841
GARAGE	2
MODEL	WALLINGFORD

**HAYHOE™**  
— HOMES —



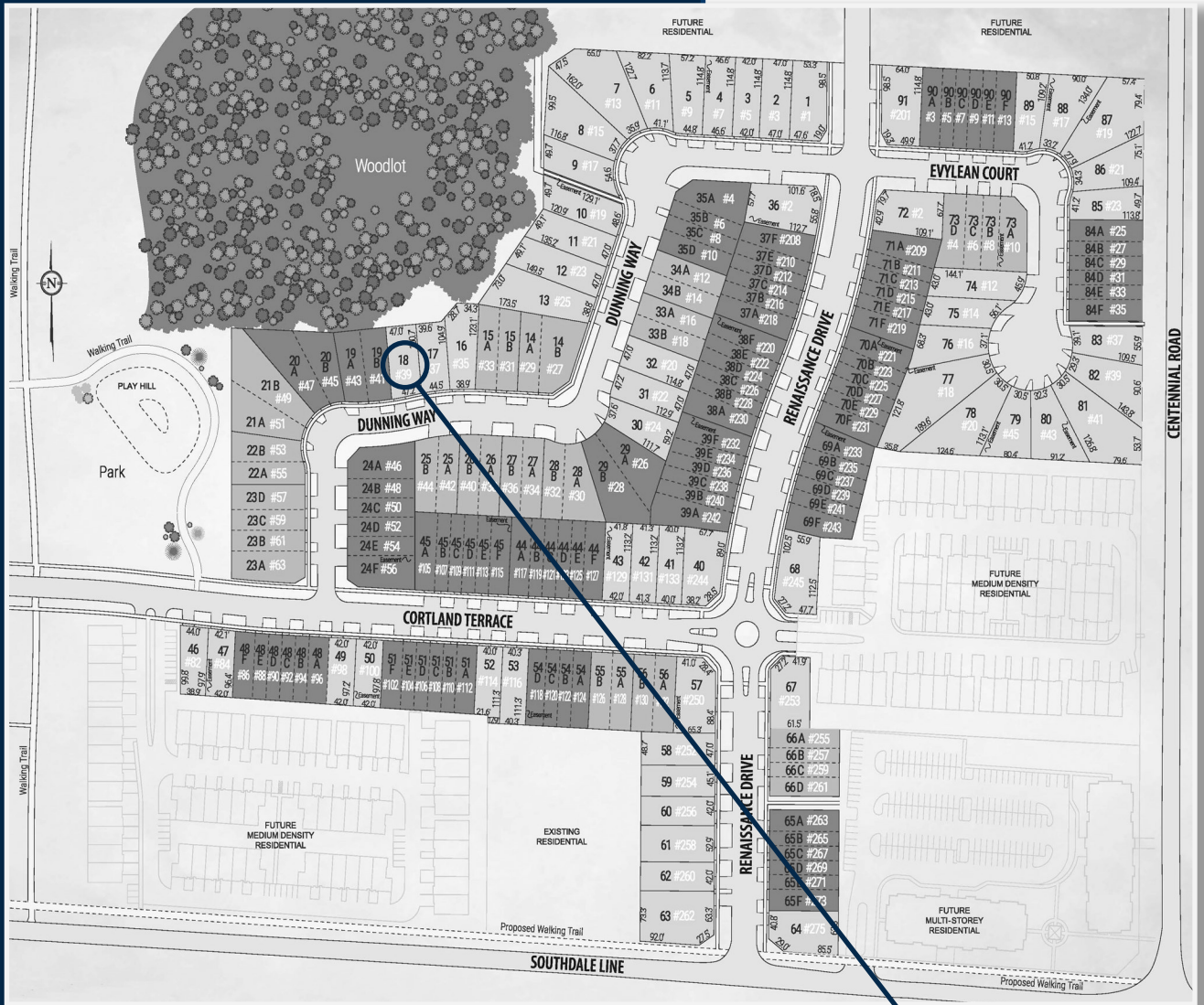
### SALES PROFESSIONAL

DAVE MATTHEWS

519.633.9215

dave.matthews@hayhoehomes.com

# SITE PLAN

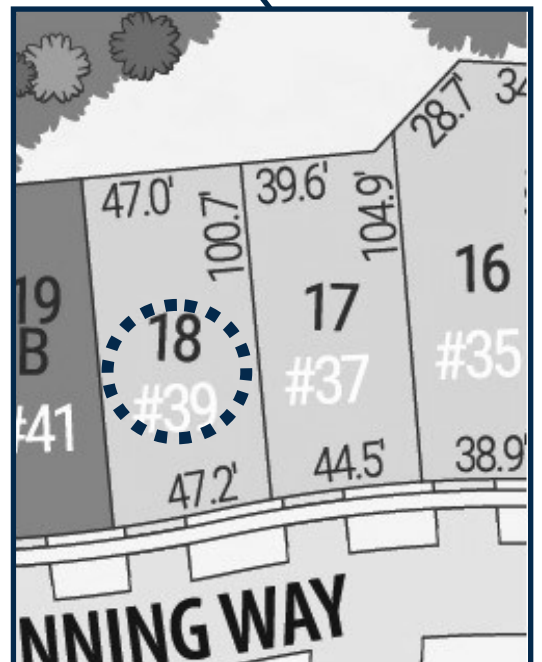


## 39 DUNNING

### EXTERIOR FEATURES:

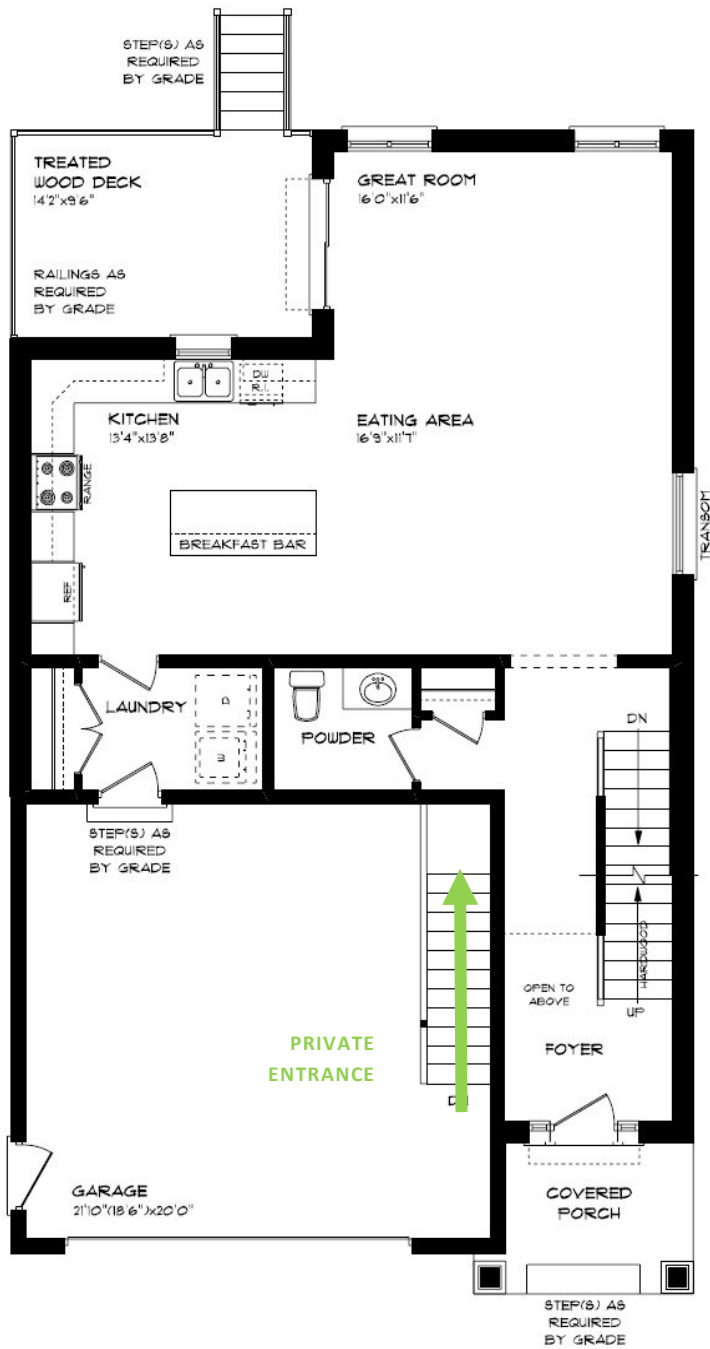
- KEYLESS ENTRY
- TREATED WOOD DECK
- BBQ GAS LINE
- ASPHALT DRIVEWAY
- WALKING TRAILS

**HAYHOE™**  
HOMES



# MAIN FLOOR

39 DUNNING WAY, ST. THOMAS



## BASEMENT SUITE

- DOUBLE CAR GARAGE
- KITCHEN ISLAND
- HARDWOOD FLOORING
- QUARTZ COUNTERTOPS
- KITCHEN BACKSPLASH

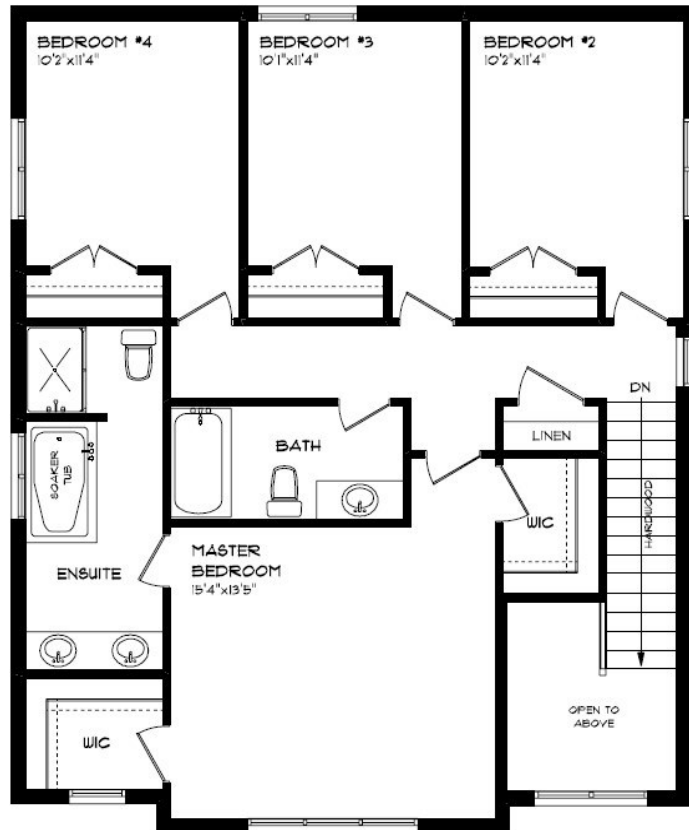
MAIN FLOOR:  
APPROX 1000 SQFT





# SECOND FLOOR

39 DUNNING WAY, ST. THOMAS



THIS HOUSE IS EQUIPPED WITH A SECONDARY FAMILY DUELLING IN THE BASEMENT. THE CITY OF ST. THOMAS REQUIRES THE PURCHASER TO SIGN A WAIVER INDICATING THAT THE PURCHASER WILL ONLY ALLOW A FAMILY MEMBER TO DUELL IN THIS SPACE AND NOT A THIRD PARTY TENANT. THE PURCHASER TO DIRECT ALL THEIR QUESTIONS ABOUT THIS TOPIC TO THEIR LAWYER.

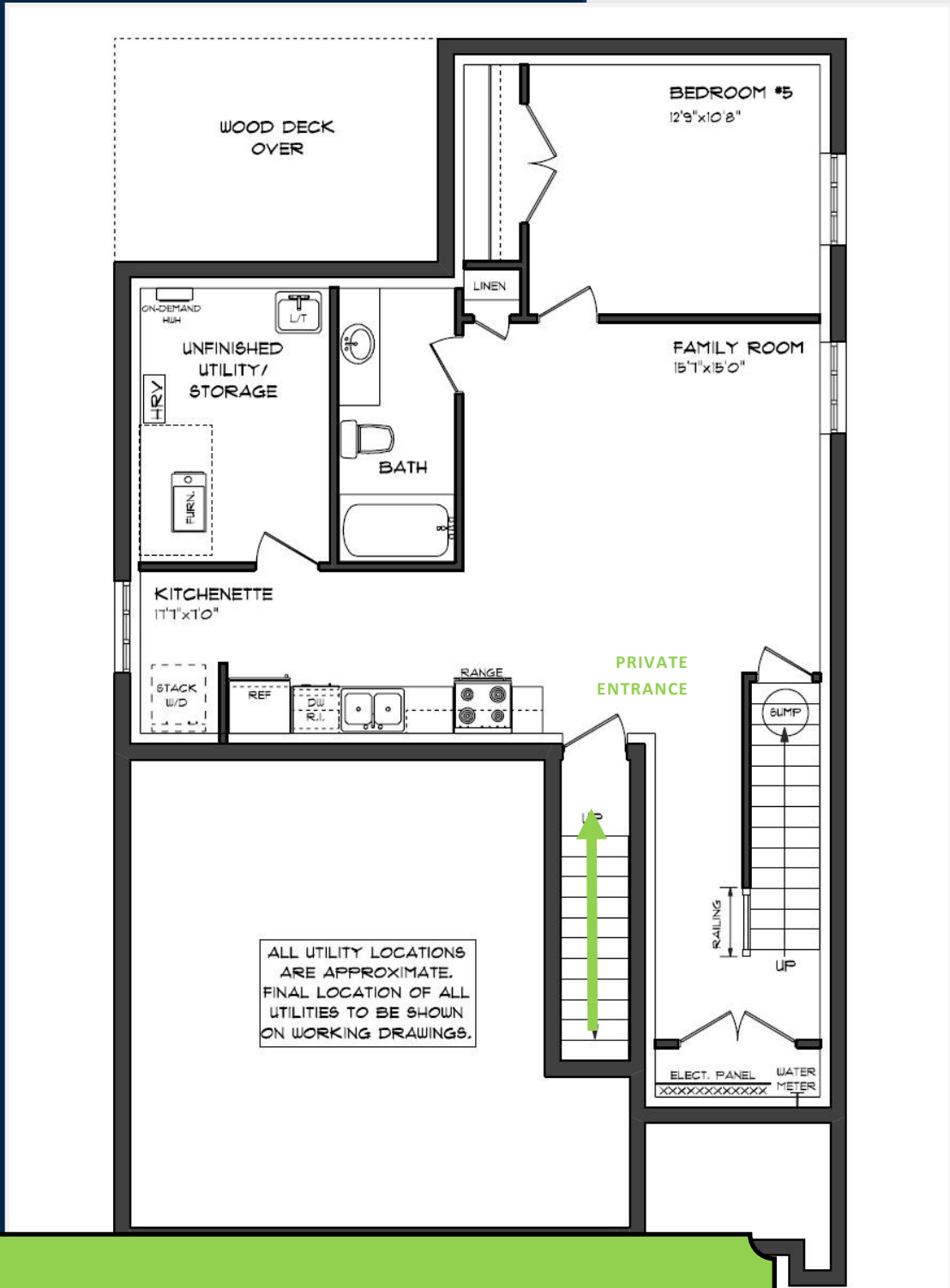
PROFESSIONALLY DESIGNED  
CARPET FLOORING  
SOAKER TUB  
WALK-IN CLOSET

SECOND FLOOR:  
APPROX 1113 SQFT

**HAYHOE™**  
—HOMES—

# BASEMENT

39 DUNNING WAY, ST. THOMAS



## BASEMENT SUITE

SECONDARY FAMILY DWELLING  
AIR CONDITIONING  
GAS FURNACE WITH HRV  
HUMIDIFIER  
NEW HOME WARRANTY

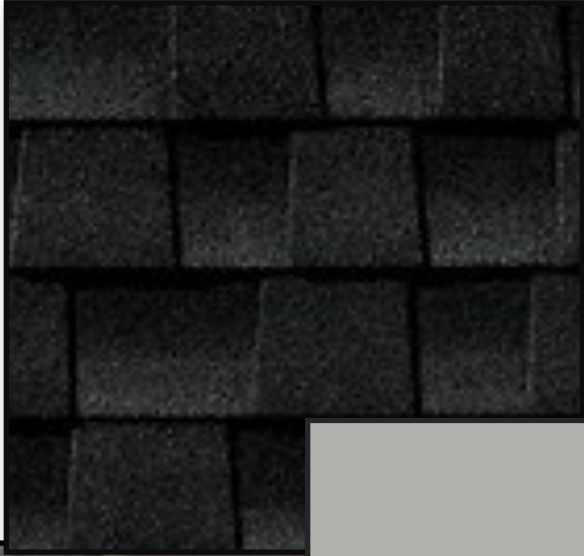
BASEMENT:  
APPROX 728 SQFT

**HAYHOE**<sup>TM</sup>  
— HOMES —

# EXTERIOR FINISHES

39 Dunning Way

SHINGLES



SIDING

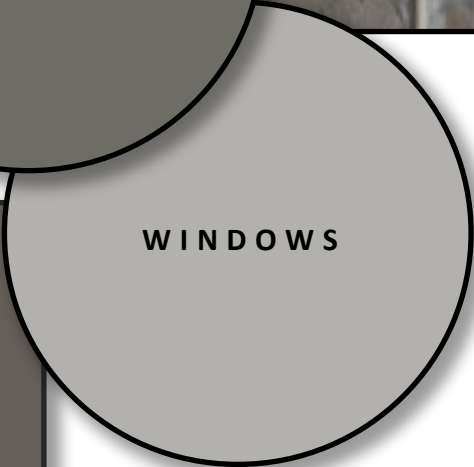
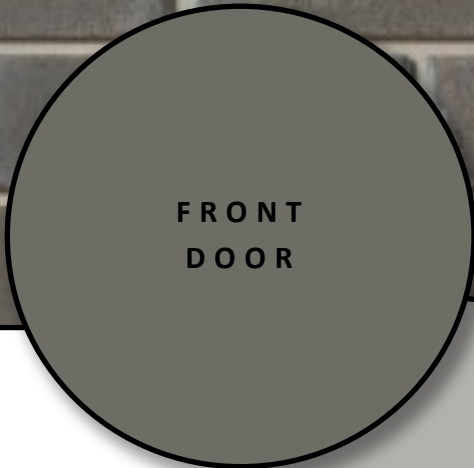


SIDING



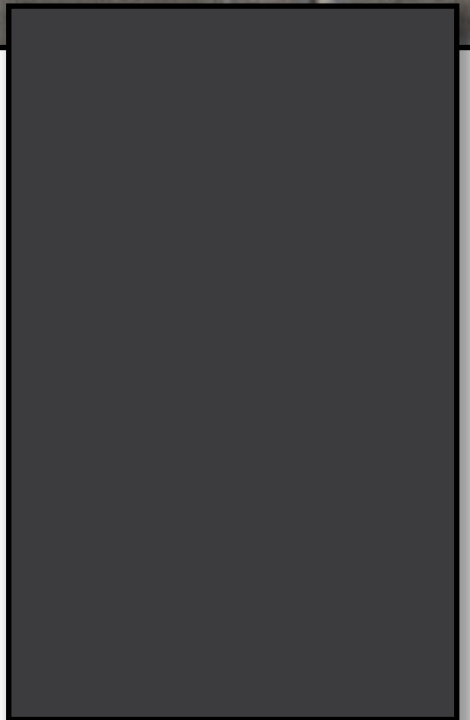
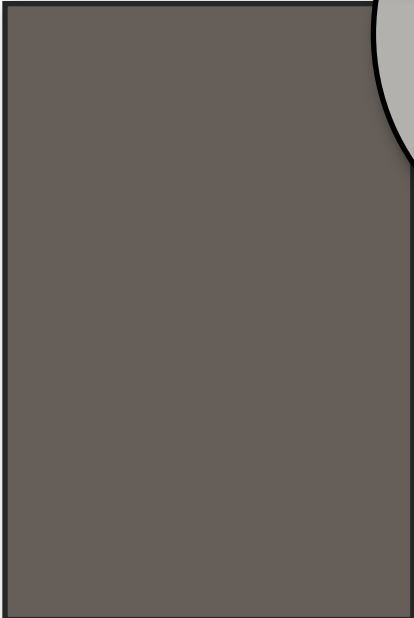
FRONT  
DOOR

BRICK



WINDOWS

GARAGE DOOR



ALUMINUM



# INTERIOR FINISHES

## 39 Dunning Way

KITCHEN BACKSPLASH



KITCHEN COUNTERTOPS



HARDWOOD

PAINT  
COLOUR



MAIN FLOOR  
TILE



KITCHEN  
CABINETS

**HAYHOE™**  
HOMES

PRICE, PRODUCTS, COLOURS & FEATURES ARE SUBJECT  
CHANGE WITHOUT NOTICE.

TO

NOVEMBER 2024



# INTERIOR FINISHES

39 Dunning Way

INTERIOR DOOR STYLE



ENSUITE  
COUNTERTOPS



ENSUITE  
CABINETY



ENSUITE  
FLOOR TILE



CARPET



KITCHENETTE  
COUNTERTOPS



KITCHENETTE  
CABINETY



LVP IN  
BASEMENT