

# INVENTORY HOME

## BASEMENT SUITE



## 3 DUNNING WAY

ORCHARD PARK MEADOWS, ST. THOMAS

### THE DETAILS

PRICE	\$ 819,000
CLOSING DATE	OCTOBER 18, 2024
LOT NUMBER	2
BEDROOMS	4
BATHS	3.5
SQFT	2323
GARAGE	2
MODEL	WESTRIDGE

**HAYHOE™**  
— HOMES —



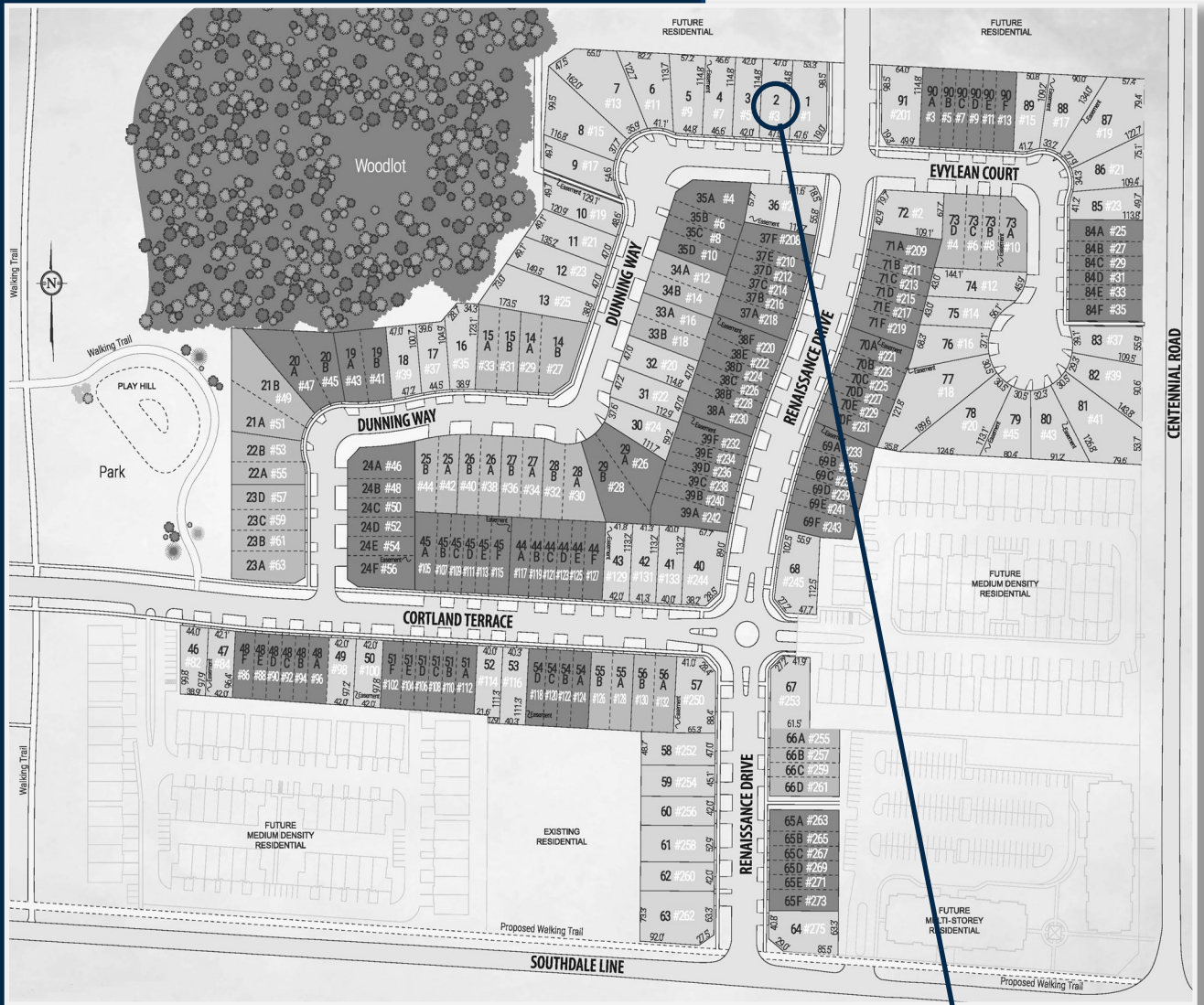
### SALES PROFESSIONAL

DAVE MATTHEWS

519.633.9215

dave.matthews@hayhoehomes.com

# SITE PLAN

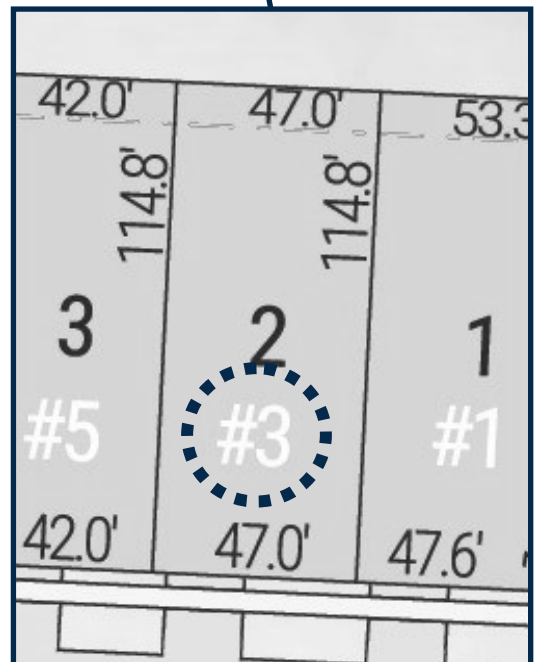


## 3 DUNNING

### EXTERIOR FEATURES:

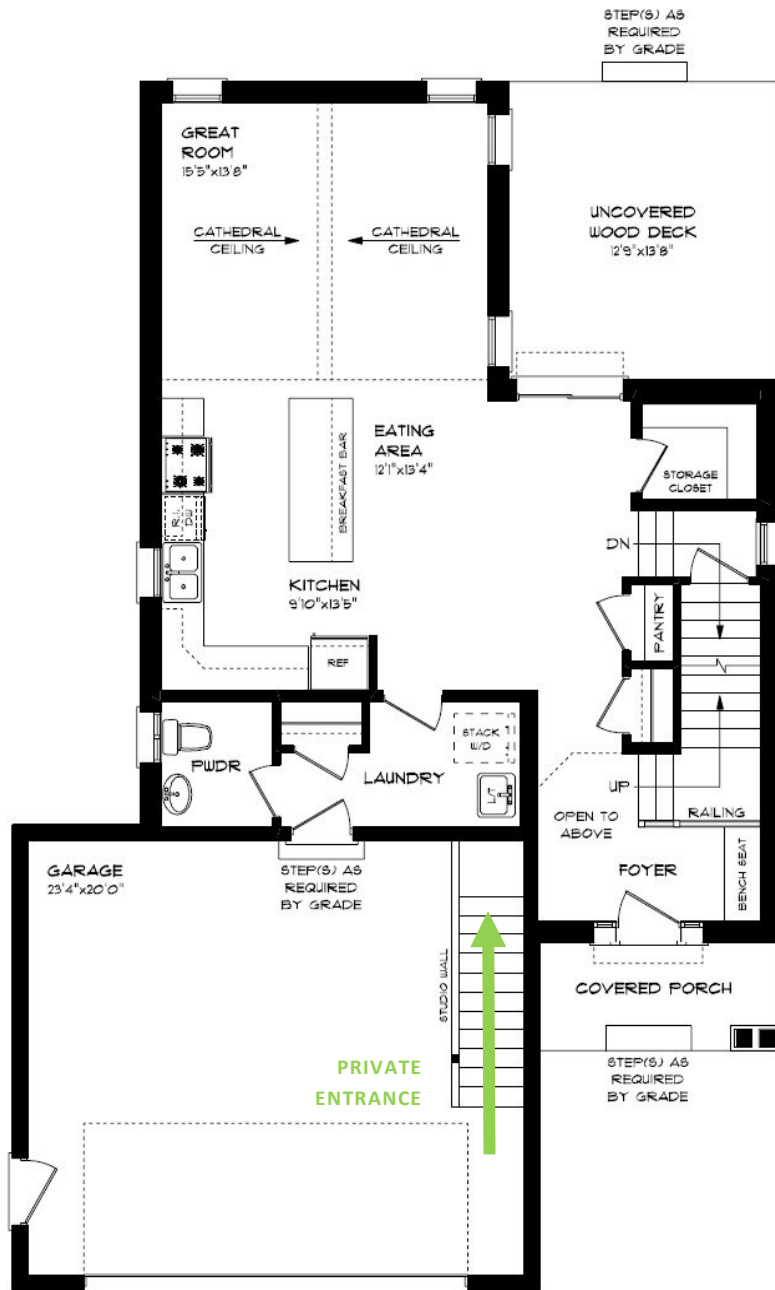
- KEYLESS ENTRY
- TREATED WOOD DECK
- BBQ GAS LINE
- ASPHALT DRIVEWAY
- WALKING TRAILS

**HAYHOE™**  
HOMES



# MAIN FLOOR

3 DUNNING WAY, ST. THOMAS



THIS HOUSE IS EQUIPPED WITH A SECONDARY FAMILY DWELLING 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 DWELL IN THIS PROPERTY.

## BASEMENT SUITE

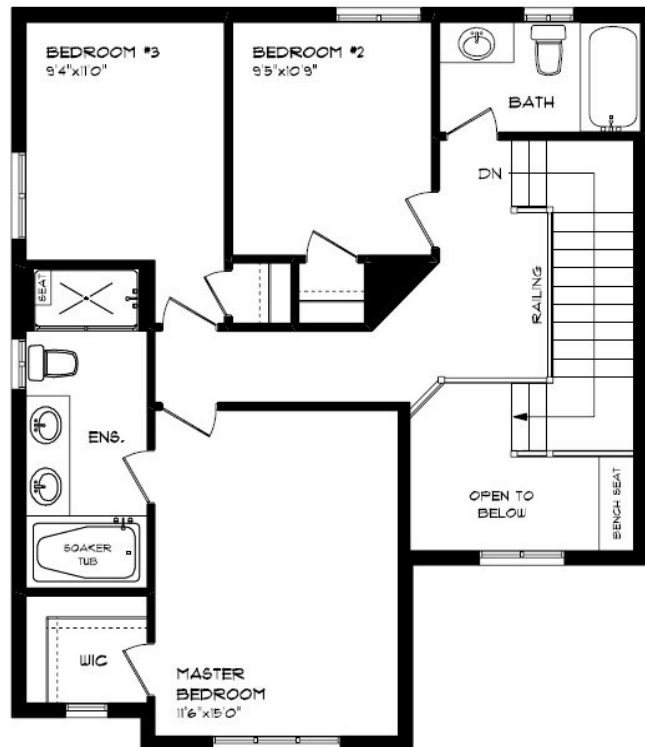
- DOUBLE CAR GARAGE
- KITCHEN ISLAND
- HARDWOOD FLOORING
- QUARTZ COUNTERTOPS
- KITCHEN BACKSPLASH

MAIN FLOOR:  
APPROX 925 SQFT

**HAYHOE**<sup>TM</sup>  
HOMES

# SECOND FLOOR

3 DUNNING WAY, ST. THOMAS



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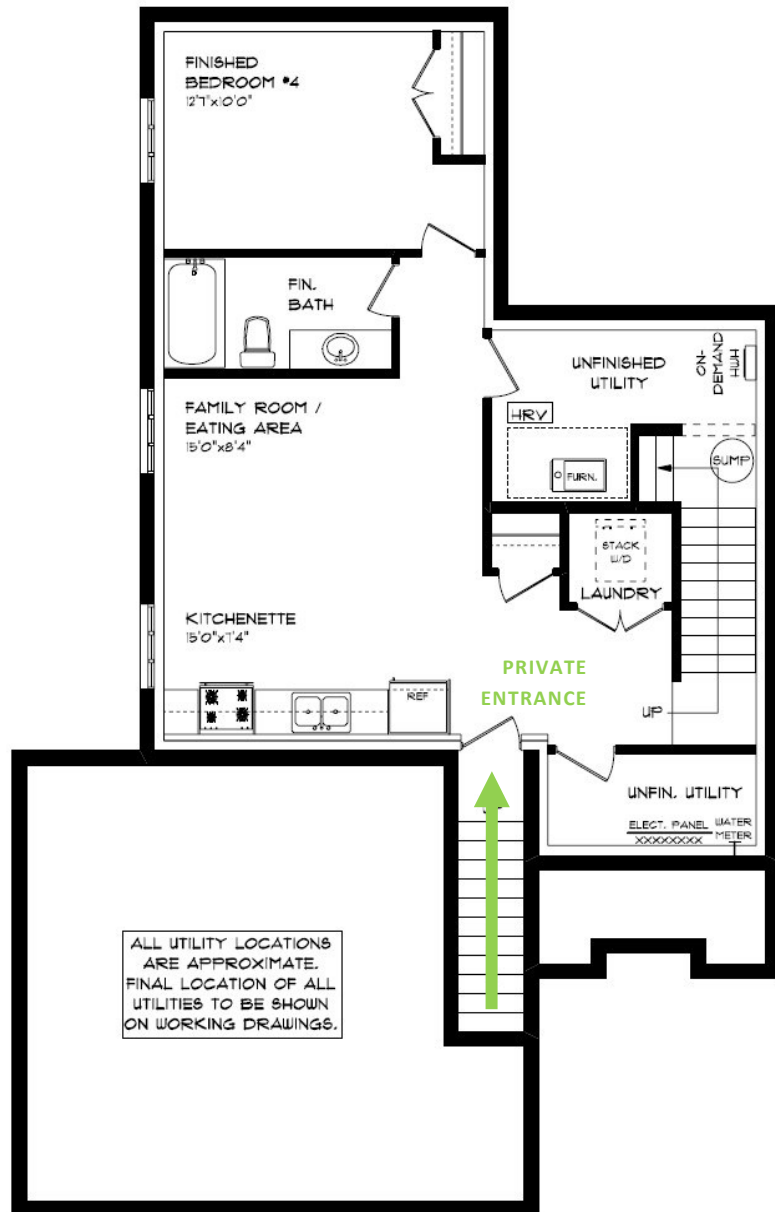
PROFESSIONALLY DESIGNED  
CARPET FLOORING  
SOAKER TUB  
HARDWOOD STAIRS  
WALK-IN CLOSET

SECOND FLOOR:  
APPROX 768 SQFT

**HAYHOE**<sup>TM</sup>  
— HOMES —

# BASEMENT

3 DUNNING WAY, ST. THOMAS



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## BASEMENT SUITE

SECONDARY FAMILY DWELLING

PRIVATE ENTRANCE

AIR CONDITIONING

GAS FURNACE WITH HRV

HUMIDIFIER

NEW HOME WARRANTY

BASEMENT:

APPROX 630 SQFT

**HAYHOE**<sup>TM</sup>  
HOMES



# EXTERIOR FINISHES

SHINGLES



3 Dunning Way

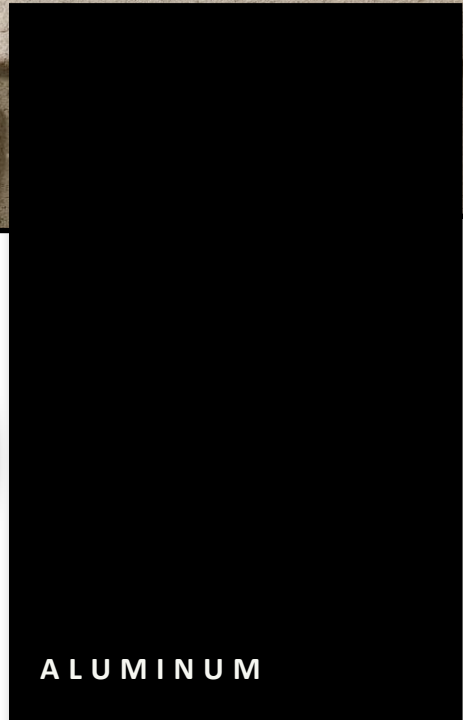


SIDING



FRONT  
DOOR

BRIC



ALUMINUM

GARAGE DOOR



WINDOWS

**HAYHOE™**  
— HOMES —

ALUMINUM

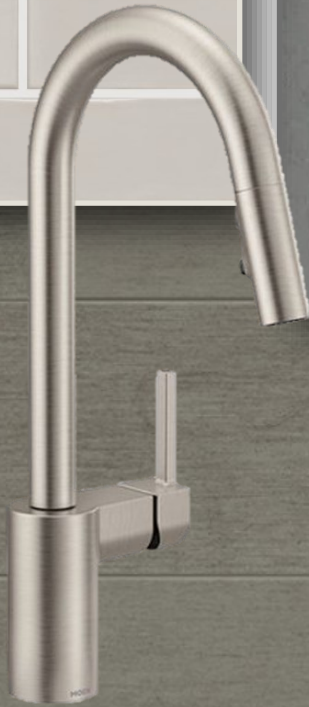
# INTERIOR FINISHES

## 3 Dunning Way

KITCHEN BACKSPLASH



KITCHEN COUNTERTOPS



PAINT  
COLOUR



HARDWOOD



MAIN  
FLOOR TILE



KITCHEN  
CABINETRY

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— HOMES —



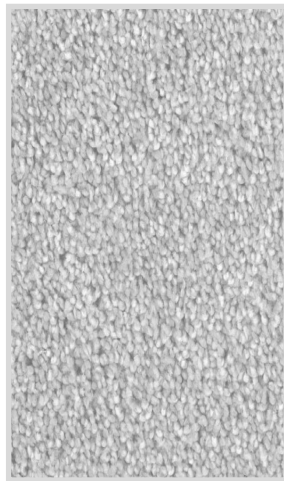
# INTERIOR FINISHES

## 3 Dunning Way

INTERIOR DOOR STYLE



ENSUITE  
COUNTERTOPS



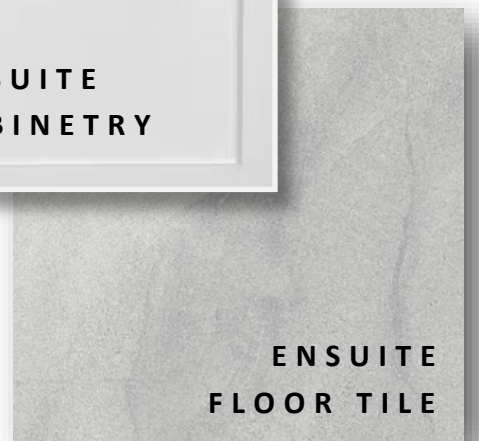
CARPET



ENSUITE  
CABINTRY



KITCHENETTE  
COUNTERTOP



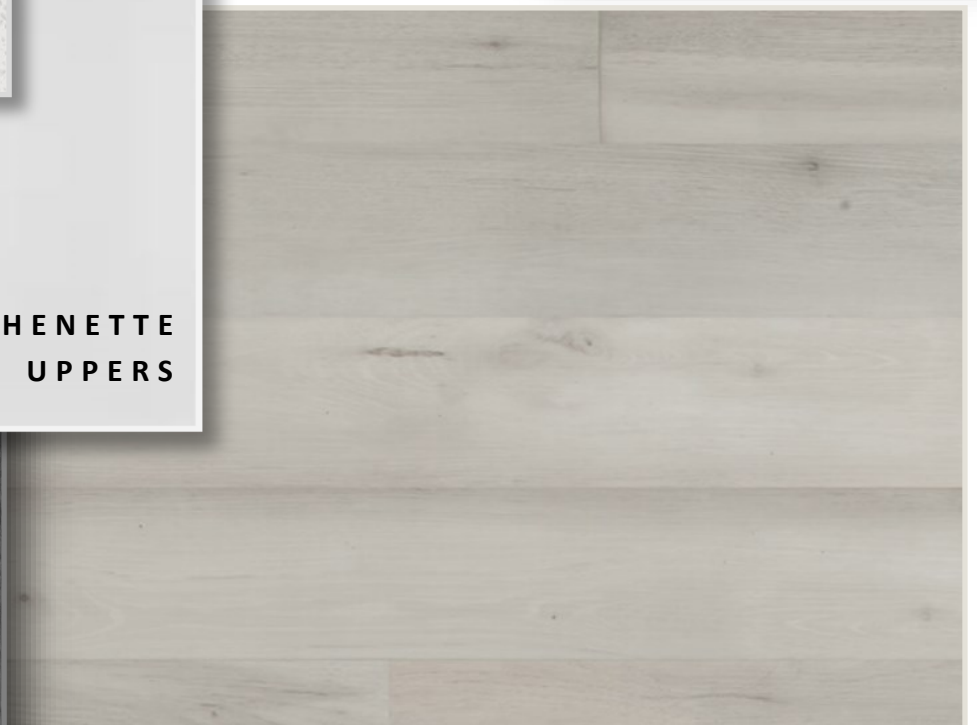
ENSUITE  
FLOOR TILE



KITCHENETTE  
LOWERS



KITCHENETTE  
UPPERS



LVP IN  
BASEMENT



PRICE, PRODUCTS, COLOURS & FEATURES ARE SUB-

JECT TO CHANGE WITHOUT NOTICE.

CREATED APRIL 23, 2024