



SASKATOON'S ONE-OF-A-KIND

EXCLUSIVE RESORT-STYLE CLUBHOUSE



Welcome to The Crescent – discover year-round wellness while integrating your personal lifestyle with this new community.

Entertaining just got easier! Host family barbeques or take a dip in the swimming pool. Challenge your friends to a game of pickleball or relax in the hot tub. Offering 2,500 square feet of indoor amenities at your doorstep, including a fitness room to stay in shape and a multi-purpose room for a game of cards or a movie night in the lounge with the grandkids.

The Crescent Clubhouse has something for everyone. Immerse yourself in health, wellness and family life.

- 36 Foot Long Lap Pool & Hot Tub
- Outdoor Fire Pit & Sitting Area
- Pickleball Court
- Designated BBQ Area
- Pool Loungers
- Multi-purpose Room with Kitchen for dining and entertaining
- Indoor Lounge with Fireplace & Flat Screen TV
- Washrooms / Changing Rooms with Showers
- Fitness Gym with Outdoor Stretching Area
- Outdoor Patio and Dining Area
- Lawn for relaxing or a game of bocce ball



HOME FEATURES & FINISHES

Intro

- Limited collection of modern farmhouse duplex and single unit bungalows
- Open concept floor plans featuring 1121 sq.ft. or 1302 sq.ft. of living space
- Private spacious 2 car garages with plenty of room for storage as well as a two car driveway

Exteriors

- Scandinavian architecture featuring James Hardie board-and-batten siding with wood detailing & black accents
- Black chain link fence bordering the perimeter of the development with entry gates to the adjacent park for park backing lots
- Rich landscaping throughout the development that compliments the Scandinavian architecture with underground sprinkler and drip lines
- Convenient main floor rear deck overlooking the backyard

Interiors

- Choose from two thoughtfully curated, custom color palettes
- Luxury vinyl wide-plank flooring throughout living, dining and kitchen main floor
- Easy care porcelain tile flooring throughout bathrooms
- Soft plush carpet in bedrooms and stairs with lifetime warranty on stains and soils
- Triple pane Low-E argon filled windows to improve energy efficiency
- Oversized windows fill home with natural light
- 9 foot high ceilings throughout the main floor and lower floor
- High efficiency LED lighting throughout home

Kitchens

- Spacious open concept kitchens featuring a large island
- Soft close thermofoil drawers and cabinetry
- Durable quartz countertops with ceramic tile backsplash
- Full height pantry for storage
- Efficient double bowl stainless steel sink with brushed stainless pull-down faucet with spray feature

Appliance Package:

- Appliances include upgraded Whirlpool stainless steel package:
 - ENERGY STAR French door counter-depth fridge with interior ice & water dispenser
 - ENERGY STAR slide-in electric range with large oven capacity
 - ENERGY STAR rated quiet dishwasher with hidden controls
 - Over the range, microwave and hood fan

Bathrooms

- Soft close thermofoil drawers and cabinetry offer plenty of storage
- Durable quartz countertops with a modern ceramic tile backsplash and undermount double sink vanity
- Primary ensuite features a separate shower with glass door and a soaker tub with ceramic tile wall surround
- Modern faucets and showerheads add a sophisticated touch
- Polished chrome accessories
- Modern profile dual flush toilet

Extras

- Large laundry rooms with extra storage for linens
- ENERGY STAR rated Ecobee smart thermostat
- Forced air heating with optional A/C cooling throughout
- Front and rear garden hose bibs for outdoor needs
- Ample parking for guests throughout development
- National Home Warranty: 1 year material and labour, 5 year structural

Options

- Optional gas fireplace with built-in surround
- Air-conditioning unit
- Front load washer and dryer
- Built in shelving and countertop in laundry room
- Gas line to rear deck for BBQ
- Upgrade to gas range
- Finished basement Option 1 or 2
- Garage heater and garage finishing