

THE VALLEYBROOK

Quick possession home

-  2 +2 BEDROOM
-  2 BATH
-  1,115 ft²
-  \$618,819



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**171 Styles Drive , St. Thomas
Miller's Pond**

This plan is property of Doug Tarry Homes. Renderings are artist's concept. Prices, specifications, plans and information are subject to change without notice. See sales representatives for more information. E.O.E.



THE VALLEYBROOK



171 Styles Drive
Miller's Pond



This plan is artist's concept. Lot dimensions are approximate and depend on final survey. Landscaping areas and plantings are concepts only and may vary from finished landscaping. See sales representative for more information. E.O.E.

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The floor plan for the second floor includes the following rooms and features:

- FINISHED HOME OFFICE**: Located at the top left, measuring 10'0" x 10'0".
- FINISHED RECREATION ROOM**: Located at the top right, measuring 12'0" x 12'0".
- FINISHED HOBBY ROOM**: Located in the middle left, measuring 10'0" x 10'0".
- FINISHED BATHROOM**: Located in the middle right, measuring 5'0" x 6'0". It includes a bathtub, toilet, and sink.
- UNFINISHED**: Located at the bottom left, measuring 10'0" x 10'0". It includes a furnace, electrical panel, and a tub.
- UNEXCAVATED**: A large area at the bottom right, measuring 10'0" x 10'0".
- UNEXCAVATED**: A smaller area at the bottom center, measuring 5'0" x 5'0".
- Stairs**: Located in the center of the floor plan, leading up and down.
- AC**: Air conditioning unit located on the left exterior wall.
- Windows**: Various windows are shown along the exterior walls, including a large window in the recreation room.
- Doors**: Multiple doors provide access between rooms and to the exterior.

- Fully Finished Basement with Full Bathroom
- Additional Egress Window in Basement
- Upgraded Exterior Black Windows
- Upgraded Garage door to Black
- Upgraded Patio door to Black

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MAIN FLOOR PLAN



UPGRADES INCLUDE:

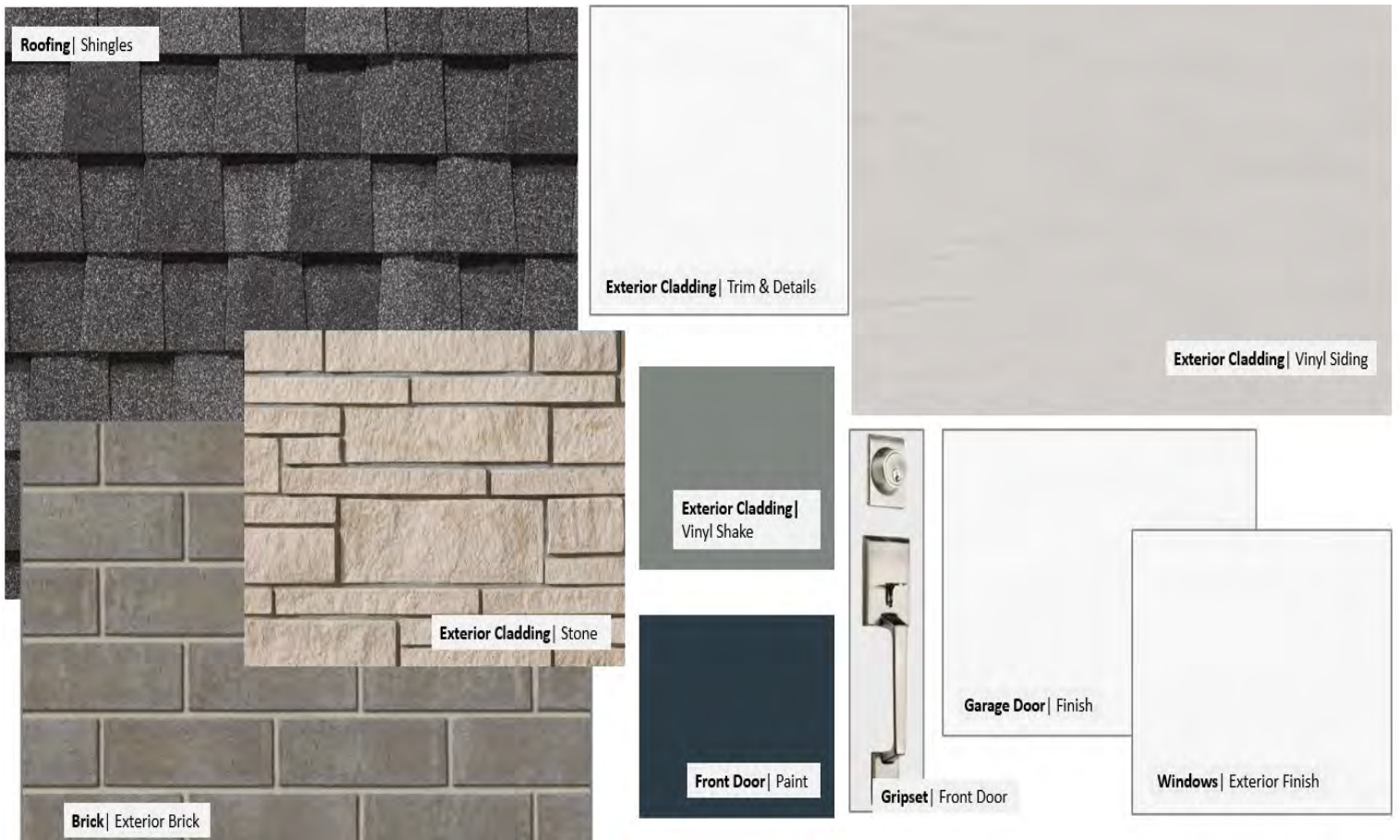
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EXTERIOR PACKAGE

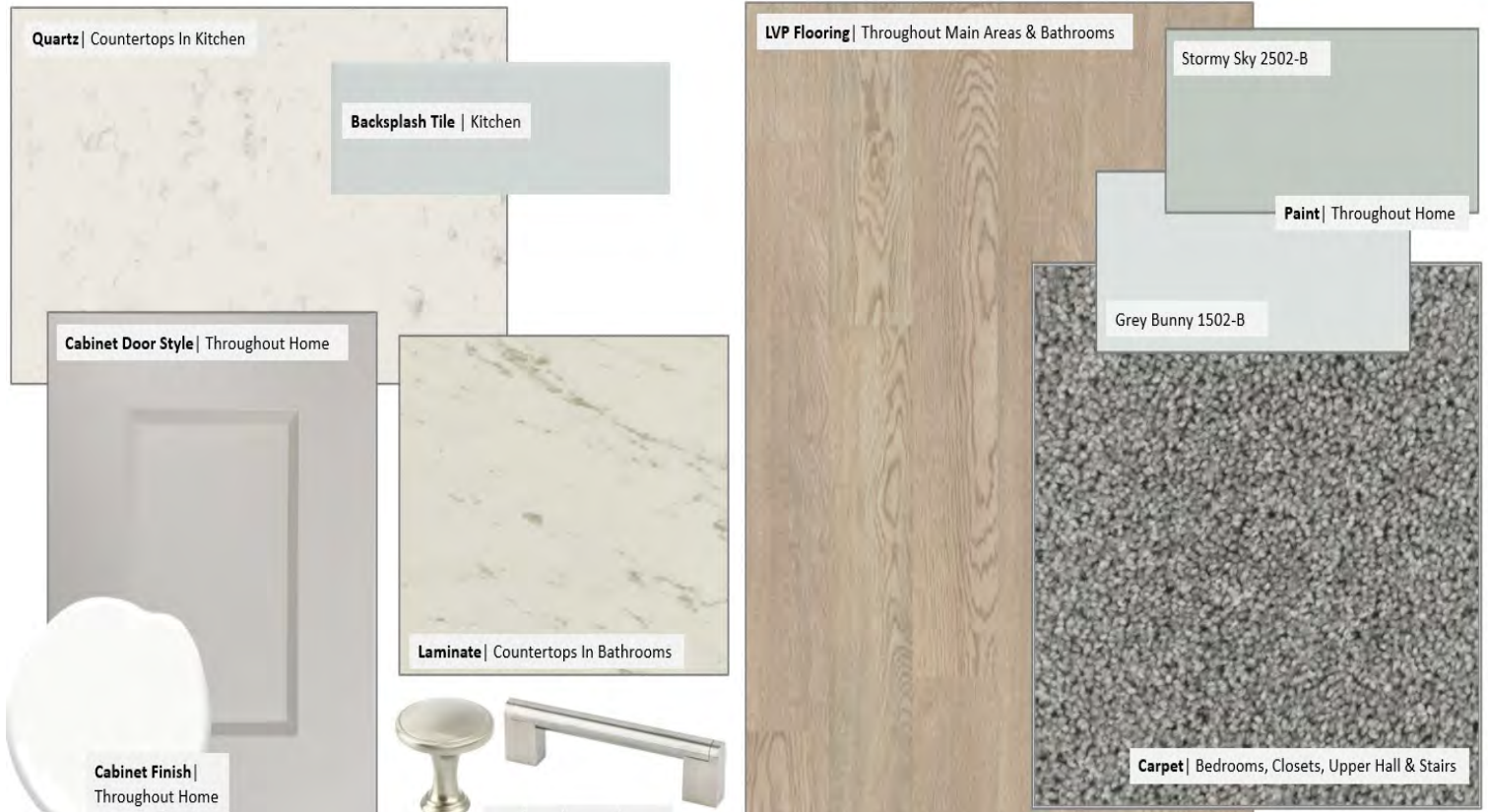
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Colours and patterns may slightly vary from physical materials.
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INTERIOR PACKAGE

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