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# THE SPRING BIRCH

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The Spring Birch offers 2,147 ft<sup>2</sup> (2,670 ft<sup>2</sup> with optional finished basement) exceptionally designed within a 2 ½ storey home, featuring a front lofty living room with full balcony (on Elevation B).\* The three levels are truly designed for living: they create articulation between functionally separate spaces, yet flow together into a cohesive floor plan that maximizes convenient connections between different spaces.

The carefully detailed front porch leads into a generous entry foyer with a discretely positioned powder room located a couple of stairs down from the dining room. Allowing for flow where it is truly needed – at the heart of the home – the *Designed for Living* staircase is thoughtfully located, allowing for optimized useable space in the main living area.

The high sloped ceiling in the front living room is gracefully complemented by French doors that lead to a covered balcony (on Elevation B). This magnificent room is an outstanding example of craftsmanship that can be felt throughout the home as the open-to-below design shares natural sunlight with the heart of the home.

The windows situated over the kitchen sink make doing the dishes a breeze: they allow you to look out into your backyard, providing natural light and a convenient way to keep an eye on your children.

Upstairs, all bedrooms have generously sized windows. The front bedroom offers a cathedral ceiling, a carefully crafted detail that makes this room truly special. The master bedroom provides two walk-in closets and a luxurious ensuite. The oversized his-and-hers closets create a buffer between the bedroom and bathroom, while ensuring abundant storage space – with just that much extra dedicated to her. Mornings will be easy: with the double sinks, deep soaker bathtub, separate shower with built-in seat, and private water closet for the toilet, sharing a bathroom has never been more enjoyable.

Orchard Ridge Homes is pleased to offer an optional finished basement on all floor plans, with an optional three-piece bath. Optional rear yard basement access allows for additional safe egress and truly maximizes the livability of this convenient feature. For increased storage, an optional cold cellar is also available.