

# The Fraser

## Fraser Overview:

Step into an open, airy main floor designed for both comfortable living and effortless entertaining. The spacious great room features a cozy fireplace with optional built-in cabinetry and charming window seating in the sunlit nook.

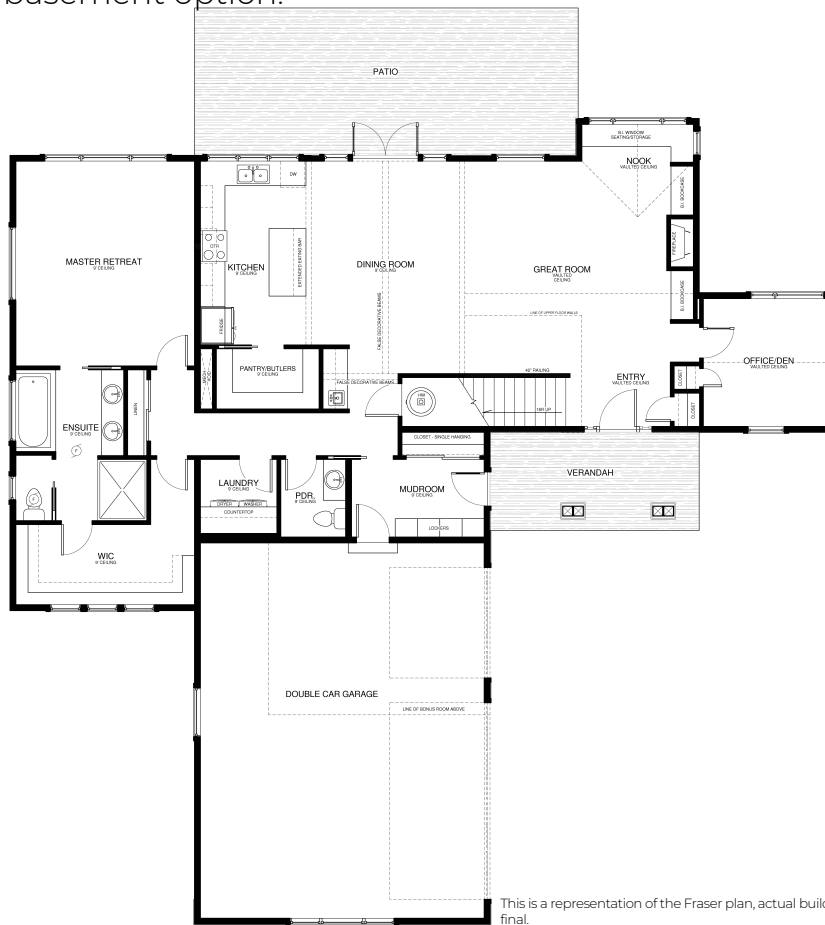
The chef-inspired kitchen boasts an oversized island, a generous Butler's pantry, and a stylish optional wet bar just off the dining area—perfect for hosting friends and family.

A private den at the front of the home offers a quiet space for work or relaxation, while the oversized mudroom includes multiple entry points, ample storage, and a convenient bench. The main-level primary suite is your private retreat, complete with dual vanities, a separate soaking tub and walk-in shower, and a massive walk-in closet.

Upstairs, enjoy a vaulted bonus room that connects two additional bedrooms, each with walk-in closets and two full bathrooms, creating a flexible space for guests, kids, or hobbies. Also available with a basement option.

## Specs:

- 2775 sqft
- 3 bedrooms + den
- 3.5 baths
- Fireplace
- Butler's Pantry
- Mudroom/Laundry



This is a representation of the Fraser plan, actual build may vary and is subject to change without notice. Selections are made at frame stage and are final.