

The SICILY

**Bold Designer
Single-Family Homes**

**3-5 Bed
2.5 Bath
2104 sq ft**



The Sicily offers 2,104 square feet of thoughtfully designed living space. An open concept main floor offers great space for entertaining. If a den isn't for you, choose from other options such as a main floor bedroom suite or a spice kitchen. The second floor offers a large master bedroom with a spacious ensuite. Two additional bedrooms are separated from the master by a bonus room and a second floor laundry room for ease of living.

RohitTM
HOMES | Bold Goes Further

The SICILY

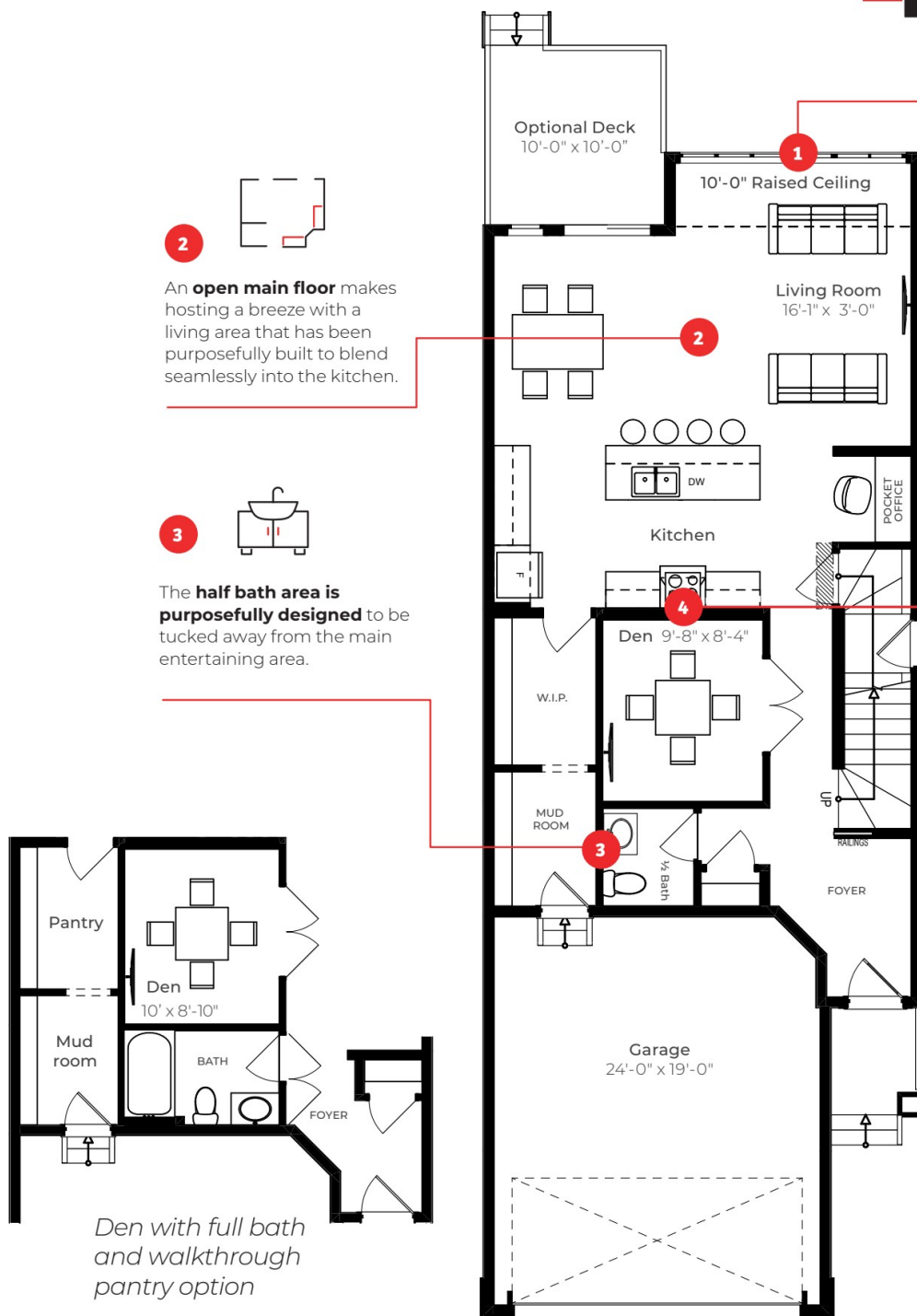
Bold Designer
Single-Family Homes

3-5 Bed
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2104 sq ft

Main Floor Features

999 SQ FT

9' CEILING



2

An **open main floor** makes hosting a breeze with a living area that has been purposefully built to blend seamlessly into the kitchen.

3

The **half bath area is purposefully designed** to be tucked away from the main entertaining area.

1

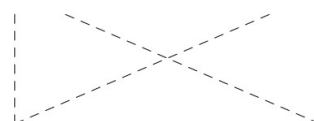
1

To make the main floor feel open and airy, we added a large window on the back to allow for plenty of **natural light**.

4

This **integrated cabinet hood fan** blends effortlessly into the kitchen design, creating a seamless look while effectively removing smoke and odors.

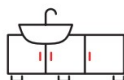
Den with full bath and walkthrough pantry option



Upper Floor Features

1105 SQ FT

5

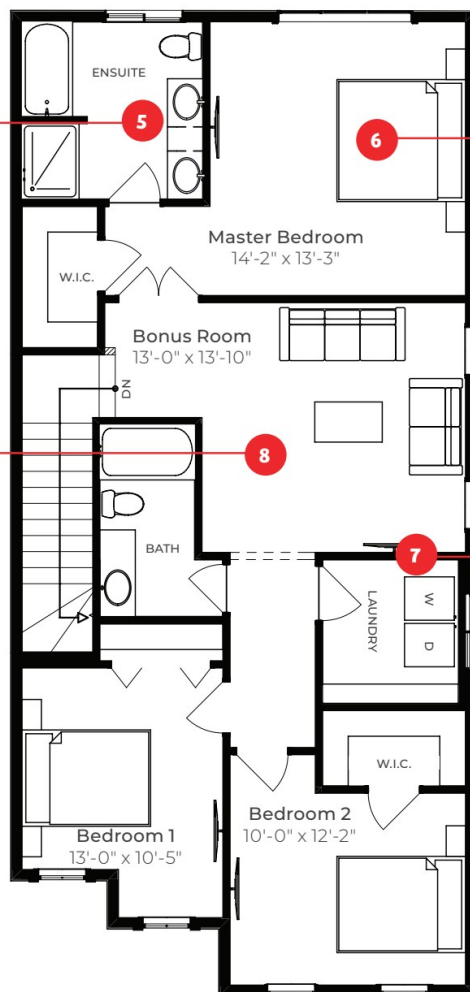


Simplify your morning routine with **double sinks**. With our tub and shower combo, you'll never to compromise between speed and comfort.

8



Enjoy this **cozy flex room** perfect for a library, home office, playroom or gaming den. This room is sure to be a family favourite.



6

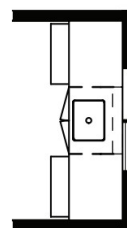


Find your sanctuary with this **spacious primary bedroom**. This room is designed to fit a king-size bed and two nightstands with a **full-sized walk-in closet**.

7

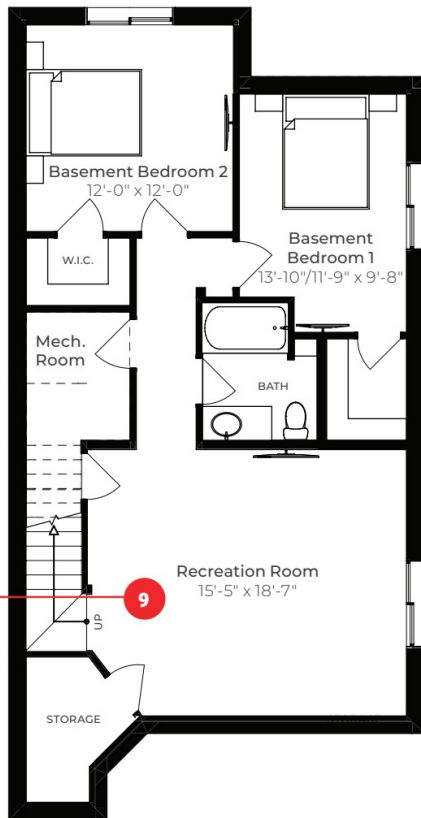


Upstairs laundry is designed in a central location for **easier access**. Say goodbye to awkwardly carrying a laundry basket up and down the stairs.

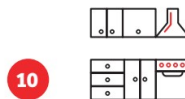
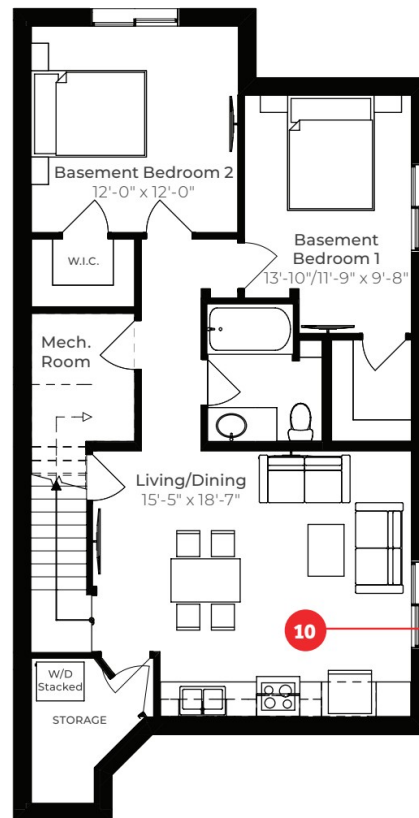


Optional Basement Development Plan

768 SQ FT



Add even more living space with a developed basement. This is designed to accommodate an extra family member or out-of town guests.



Or choose the legal secondary suite option to generate some extra rental income.