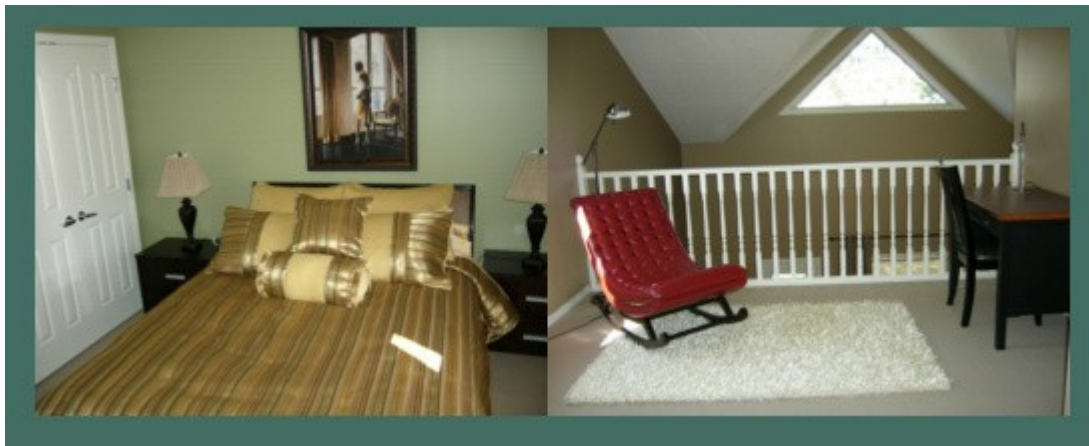


## **Heron Place...Country Charm At Its Best**



**The Balcony View At Heron Place**



**Heron Place Loft Unit**

These suites are exceptional, with a lofted ceiling in the living room. A complete bedroom and bathroom on each level allows you to have your second floor open to the living area, or make it a separately-rentable hotel suite!

# Country Living



Heron Place offers more than just condos... it offers flexible options for: **Year-Round Home... Retirement Residence... “Cottage” At The Lake...Revenue Property...Your Choice!**

## Furnishings & Appliances Package

### Main Floor

<p style="text-align: center;"><u>Bedroom</u></p> <ul style="list-style-type: none"> <li>● Queen Beds &amp; Headboards/Frames</li> <li>● Night Tables</li> <li>● Mirrors</li> <li>● Upholstered Chair</li> <li>● Lamps</li> <li>● Linen Sets</li> <li>● Window Coverings</li> <li>● Wood Hangers</li> </ul>	<p style="text-align: center;"><u>Kitchen</u></p> <ul style="list-style-type: none"> <li>● Table</li> <li>● Chairs</li> <li>● Counter Chairs</li> <li>● Window Coverings</li> <li>● Kitchen Supplies</li> <li>● Kitchen Appliances (Fridge, Stove, Microwave, Dishwasher)</li> </ul>
<p style="text-align: center;"><u>Living Room</u></p> <ul style="list-style-type: none"> <li>● Sofa</li> <li>● Chair &amp; Ottoman</li> <li>● Upholstered Chair</li> <li>● End Tables</li> <li>● Coffee Tables</li> <li>● TV Chest</li> <li>● Television</li> <li>● DVD Player</li> <li>● Window Coverings</li> <li>● Scatter Rug</li> </ul>	<p style="text-align: center;"><u>Bathroom, Utility &amp; Other</u></p> <ul style="list-style-type: none"> <li>● Linens/Shower/Dryer</li> <li>● Washer/Dryer – Stacked Set</li> <li>● Scatter Rugs</li> <li>● Decorator Items/Prints</li> </ul>

## Furnishings & Appliances Package

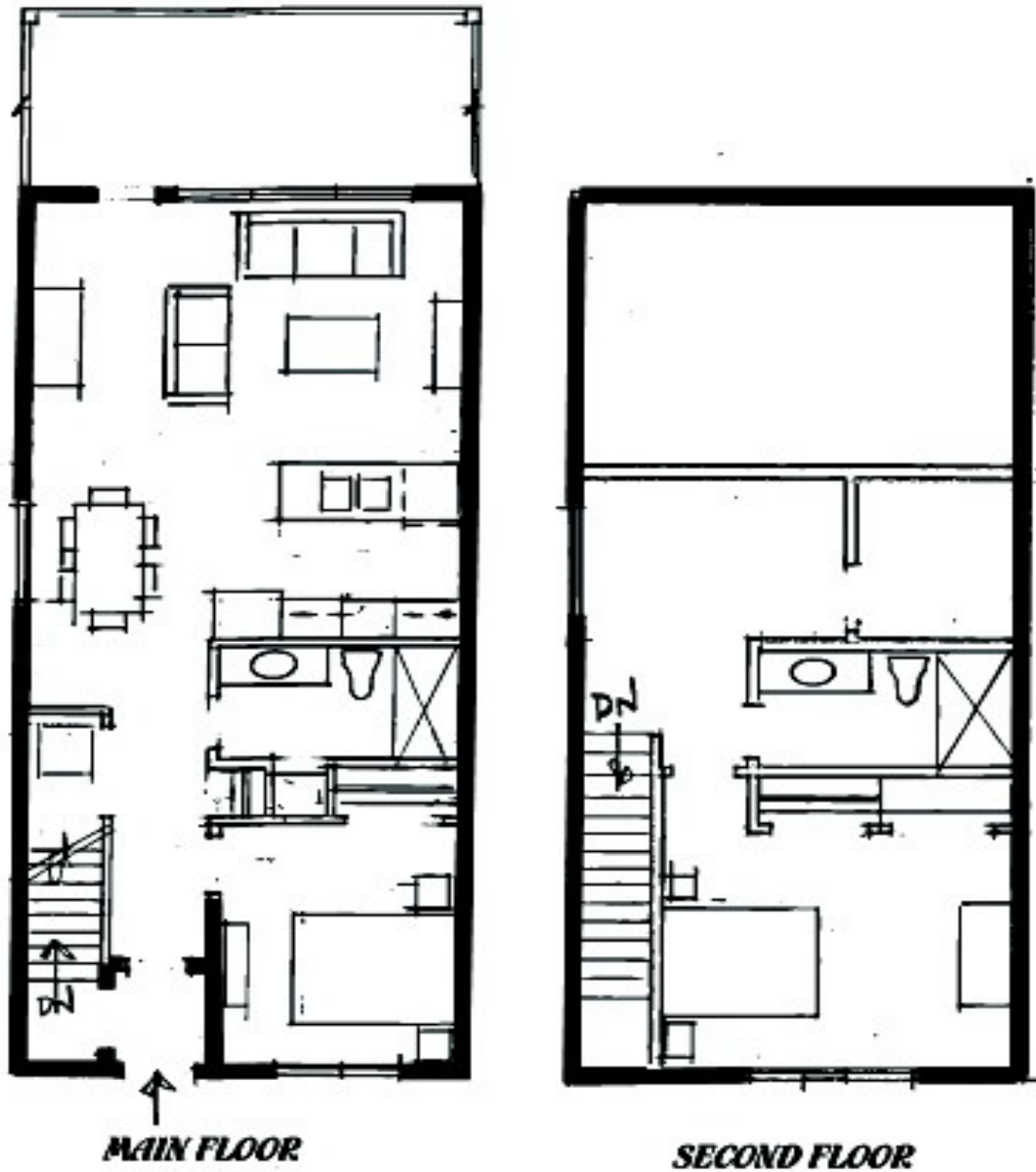
### Upper Floor

<u>Bedroom</u>	<u>Bathroom, Utility &amp; Other</u>
<ul style="list-style-type: none"> <li>● Queen Beds &amp; Headboards/Frames</li> <li>● Night Tables</li> <li>● Mirrors</li> <li>● Clock Radio</li> <li>● Lamps</li> <li>● Linen Sets</li> <li>● Window Coverings</li> <li>● Wood Hangers</li> <li>● Television</li> <li>● DVD Player</li> </ul>	<ul style="list-style-type: none"> <li>● Linens/Shower/Dryer</li> <li>● Decorator Items/Prints</li> </ul>
<u>Living Room</u>	
<ul style="list-style-type: none"> <li>● Desk</li> <li>● Chair &amp; Lamp</li> <li>● Scatter Rug</li> </ul>	

## **Specs & Features**

- Gas Fireplace in every unit
- 20 Year Asphalt shingles
- Engineered floor systems for superior soundproofing
- 6 appliances included
- Individual outside entrance to every suite
- Fully landscaped on ravine & walking trails
- Paved road & parking
- Exterior parking stall with power outlet for each suite
- Construction meets or exceeds Alberta Building Code requirements
- National Home Warranty member
- Superior grade carpeting & linoleum
- Private Deck with each unit
- One Year service Plan

# Floor Plan



**FLOOR PLAN - SECOND FLOOR LOFT UNIT - 1262 S.F.**

1 Furnished Available \$289,900.00

1 Unfurnished Available \$274,900.00

Call: 1-780-586-2332 for details or

E-mail: [info@villageatpigeonlake.com](mailto:info@villageatpigeonlake.com)

[www.villageatpigeonlake.com](http://www.villageatpigeonlake.com)