



\$749,000

Beds 3 | Bath 2

Area 1481 Sq Ft | Lot 100 Ft x 200 Ft

MELIORA

10 Miller Lake Road, Miller Lake



MELIORA is the epitome of simplicity and elegance, offering a dexterously designed space to make you feel at home away from home. The four-season model features three bedrooms, two full washrooms, modern yet functional kitchen, and a covered porch. The vaulted ceiling in the living room provides a heightened sense of space. The open-concept layout, adorned with large windows invited abundant natural light by day provides captivating view of the starry night sky.

FEATURES



9 Feet
Ceiling Height



Vaulted
Ceiling



24 Feet
Covered Porch



Walk-in
Closet



Kitchen Island
with Breakfast Bar



Bathroom
Linen Closet

floorplan

DIMENSIONS

Foyer	11'8" x 6'2"
Living Room	19'2" x 11'8"
Dining Room	12'3" x 8'9"
Kitchen	12'3" x 9'4"
Master Bedroom	13'2" x 11'0"
Ensuite Bath	8'8" x 6'1"
Walk-in Closet	6'1" x 6'0"
Bedroom 2	14'7" x 9'7"
Bedroom 3	10'7" x 9'3"
Common Bath	9'7" x 5'0"
Laundry	5'10" x 5'9"
Mechanical Room	6'0" x 5'10"
Covered Porch	24'5" x 6'0"



Prime
Location.
Prime
Opportunity.





- ▶ \$75,000 in **Incentives**
- ▶ ENERGY STAR **Appliances**
- ▶ **Smart Home** Integration
- ▶ **Rental Guarantee** of \$30,000
- ▶ Free **Property Management**



Book
with only
\$5000



Only
5% deposit
till closing

Disclaimer: The information provided here is not exhaustive, and is conditional upon various factors and subject to change. Please read the agreement of purchase and sale carefully for comprehensive details, including all applicable incentives and their terms and conditions.

Your path to cottage living, just got easier.

Deposit Structure

Due	Amount
▶ On the signing date	\$5000
▶ 30 days from signing	2.5%
▶ 60 days from signing	2.5%

Disclaimer:

The payment schedule outlined above is provided for informational purposes only. Please carefully review the agreement of purchase and sale for detailed terms, conditions, and any specific payment-related provisions. Your understanding of the payment plan is crucial, and we recommend seeking professional advice if needed. The terms are subject to change, and any modifications will be communicated accordingly.

DURABLE EXTERIOR FINISHES

- Poured concrete foundation walls and crawl space floor
- Damp proofing on foundation walls with below-grade dimpled membrane
- S.P.F. grade wood frame construction with exterior elevations featuring Pinewood cladding
- Fiberglass roof shingles (*Black*)
- Pre-finished aluminum soffit and fascia, eavestrough, and downspouts (*Black*)
- Steel-clad insulated front entry door with sidelite and weather stripping (*Black*)
- ENERGY STAR certified, low maintenance, low-E, Argon-filled vinyl casement windows with flashing
- ENERGY STAR certified, low maintenance, low-E, Argon-filled sliding patio door
- Energy-efficient exterior light fixtures
- Two exterior electrical outlets
- Pressure-treated lumber porch complete with stairs to grade and pressure-treated lumber railing and handrails
- Graded lot with limestone screening driveway

DISTINCT INTERIOR FINISHES

- 9' ceiling height throughout
- Smooth ceiling throughout
- Expanding spray foam wall insulation, blown-in attic insulation
- Vinyl plank floor covering throughout
- 12" x 24" porcelain floor tiles in the foyer, laundry, and mechanical room
- MDF baseboards with matching shoe-molding
- MDF shaker-style interior doors
- MDF door and window casings
- Black interior door handles
- Swing closet doors
- Closets organizers in all the closets
- Latex primer and sealer on all interior walls and ceiling
- Low-sheen eggshell finish paint on all interior walls
- Flat finish white paint on the ceiling
- Satin finish white paint on all the interior doors and trim
- Energy-efficient LED pot lights in the living, kitchen, and dining areas
- Energy-efficient flush mount ceiling lights in other areas
- Electric fireplace in the living room
- Hard-wired smoke detectors with LED strobe, as per plan
- ENERGY STAR certified washer and dryer in the laundry

LUXURY BATHROOMS

- Moisture-resistant drywall
- 12" x 24" porcelain floor tiles
- Tiled walk-in shower with glass panels and door
- Durable acrylic bathtub with 12" x 24" porcelain wall tiles for tub surround
- Modern textured-slab vanity doors
- Quartz vanity countertops
- Under-mount ceramic sinks
- Black faucets throughout
- Comfort-height, elongated toilet bowls
- Exhaust fans in all bathrooms

MODERN KITCHEN

- Luxury painted MDF cabinet doors with complimenting handles
- Matching panels, kick plate, light valence, and crown moulding
- Kitchen island with breakfast bar
- Quartz kitchen countertop
- Wood island countertop
- Stainless-steel farmhouse sink
- Black sink faucet
- ENERGY STAR certified kitchen appliances - refrigerator, cooking range, exhaust hood, dishwasher, and microwave

EFFICIENT HVAC SYSTEM

- High-efficiency ENERGY STAR certified forced air gas furnace with electronic ignition (*Unit owned*)
- High-efficiency ENERGY STAR certified air conditioner (*Unit owned*)
- High-efficiency tankless water heater (*Unit owned*)
- Heat Recovery Ventilation (HRV) system for fresh air circulation (*Unit owned*)

SMART HOME INTEGRATION

- Smart security cameras
- Smart entry-door lock
- Smart Nest thermostat
- Smart switches
- Smart receptacles
- Google Nest Hub

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melio
HOMES
expertise • discipline • precision



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