

34'

# THE VAN DYKE

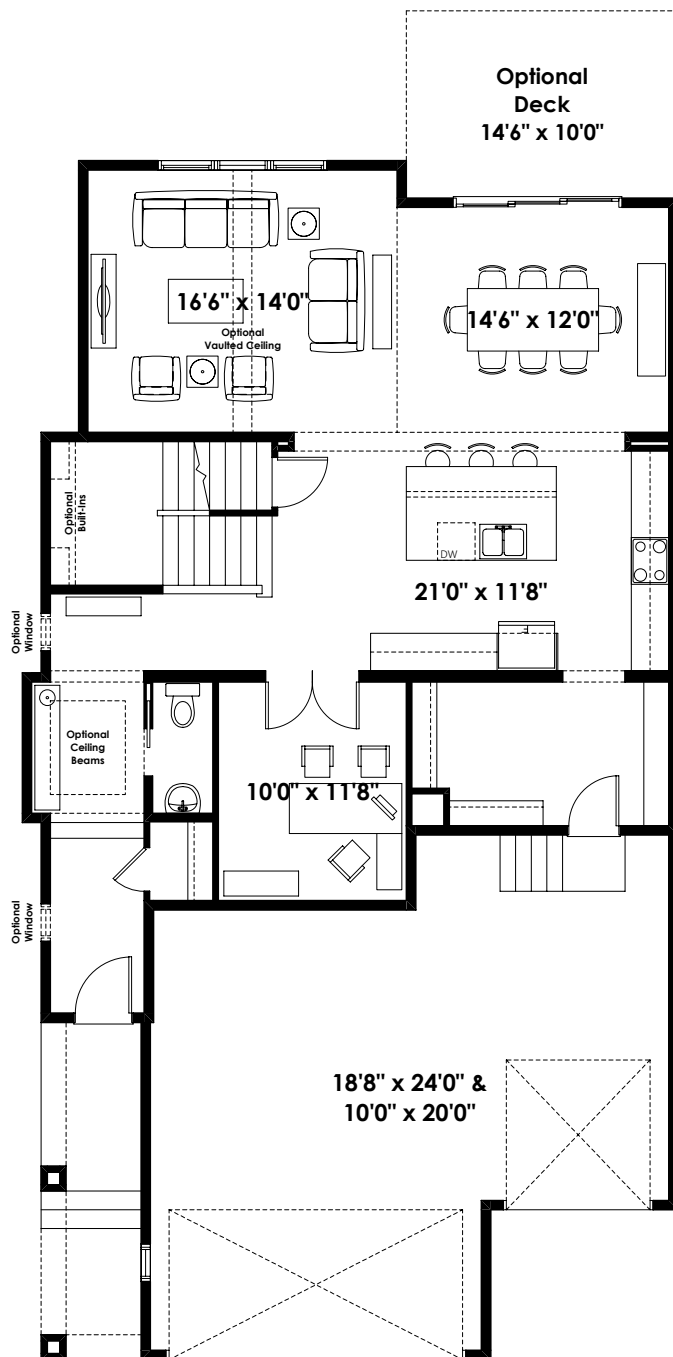
2,974+ SQ FT | 4 BED | 2.5 BATH



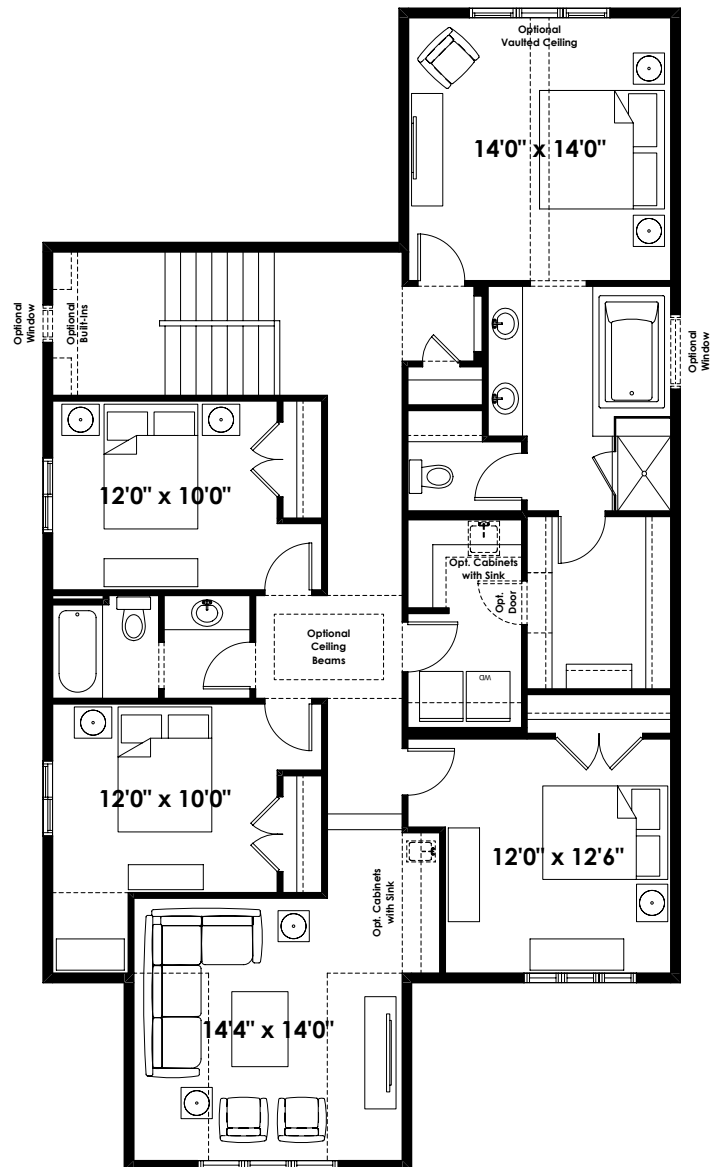
BETTER VALUE BY DESIGN  
SINCE 1978 | HOMESBYAVI.COM

Homes by **AVI**

## BASE FLOOR PLAN

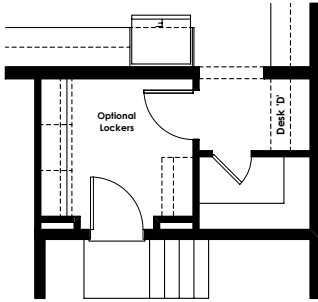


**MAIN**  
1,290 SQ FT

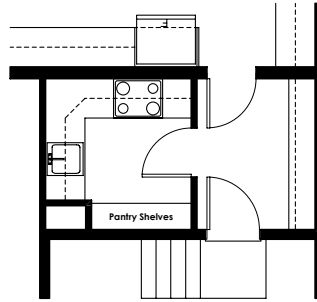


**UPPER**  
1,684 SQ FT

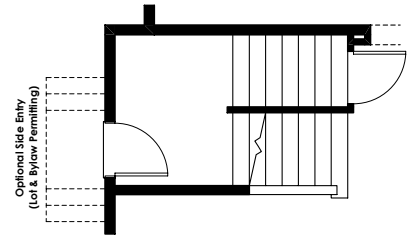
## FLOOR PLAN OPTIONS



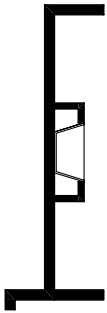
**Partial Main Floor Plan with Optional Revised Mudroom/Pantry Layout**  
(Adds 0 Sq. Ft. to Main Floor)



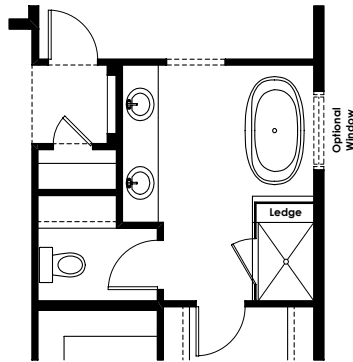
**Partial Main Floor Plan With Optional Spice Kitchen**  
(Adds 0 Sq. Ft. to Main Floor)



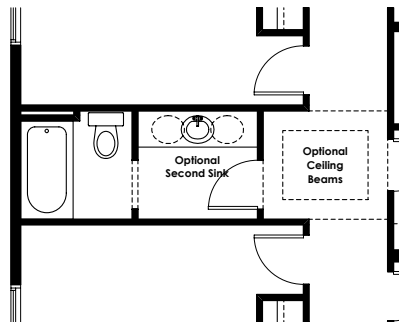
**Partial Main Floor Plan with Optional Side Entry**  
(Adds 0 Sq. Ft. to Main Floor;  
Lot & Bylaw Permitting)  
*NOTE: BASEMENT STAIR UNFINISHED*



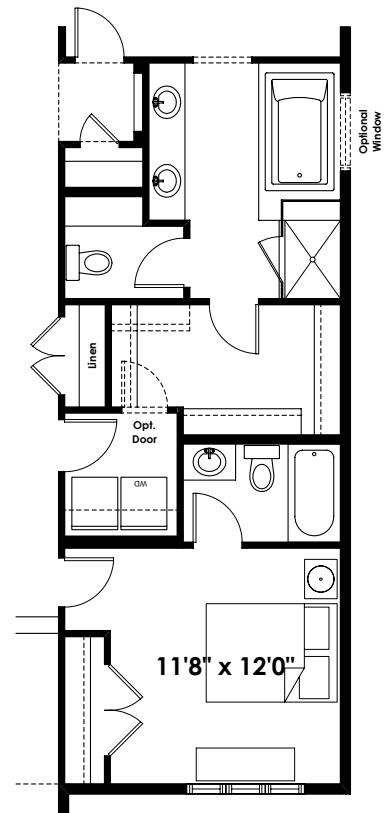
**Partial Main Floor Plan with Optional Interior Fireplace**  
(Adds 0 Sq. Ft. to Main Floor)



**Partial Second Floor Plan With Optional Upgraded Ensuite**  
(Adds 0 Sq. Ft. to Second Floor)

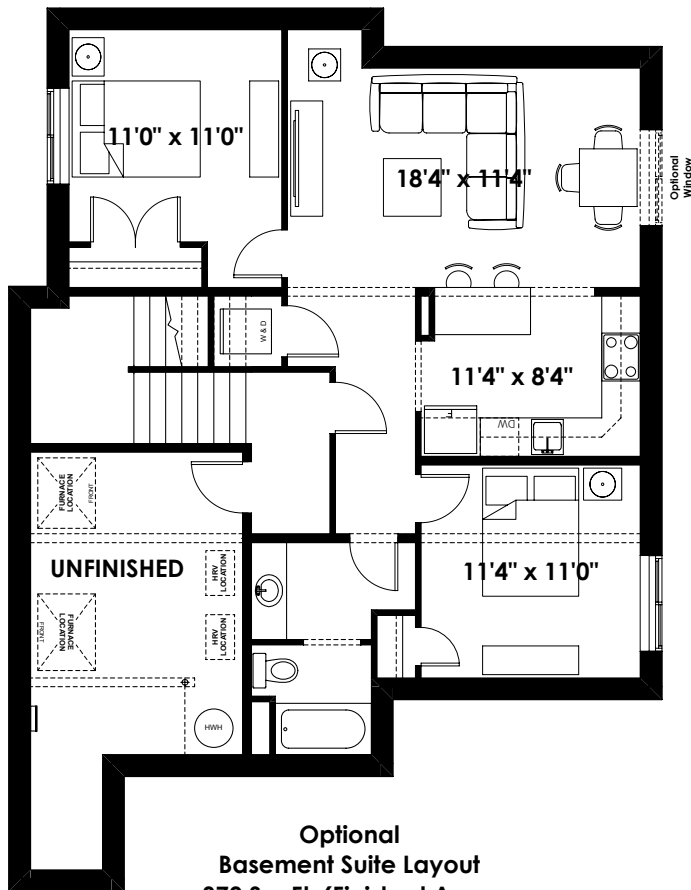


**Partial Second Floor Plan with Optional Enlarged Main Bath**  
(Adds 0 Sq. Ft. to Second Floor)

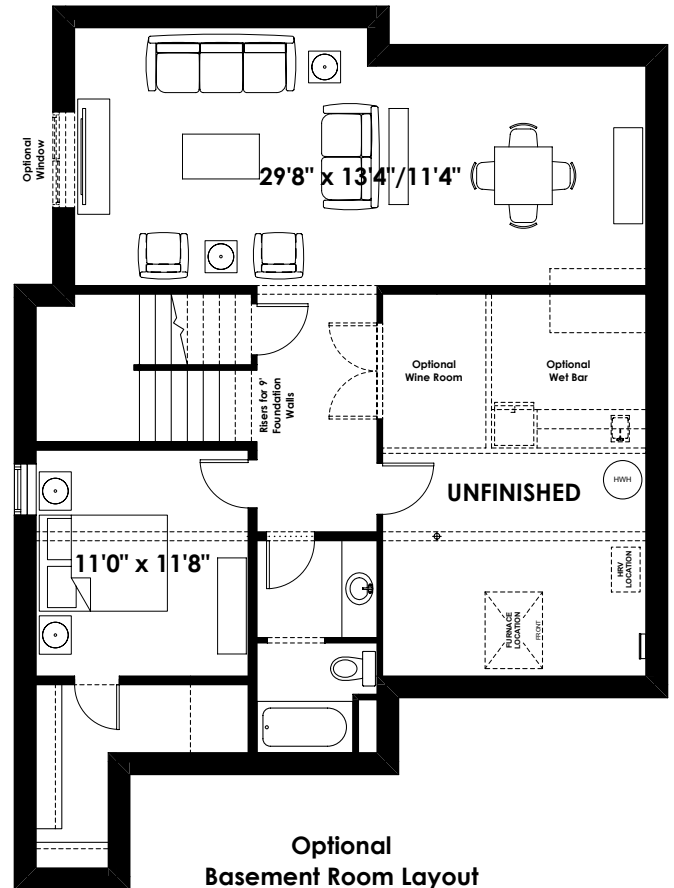


**Partial Second Floor Plan With Bedroom 4 Bathroom**  
(Adds 0 Sq. Ft. to Second Floor;  
Optional Cabinets in Bonus Room  
Not Available with this Option)

## FLOOR PLAN OPTIONS



**Optional  
Basement Suite Layout**  
870 Sq. Ft. (Finished Area;  
Includes 9' Foundation Walls)



**Optional  
Basement Room Layout**  
806 Sq. Ft. (Finished Area;  
Optional Wine Room and  
Wet Bar Adds 118 Sq. Ft.)