

*Welcome to*  
*56 Promenade de la Rive, Embrun, ON*  
*The Violet 2120 sq.ft*



***\$399,915.00 Taxes, Tarion Warranty & Legal Survey Incl.***

***Elicor Developments Inc***

*Tel: 613-443-2626*

*Cell: 613-878-4586*

*www.elicor.ca*

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***This House Features:***

*Large family room & Formal Living Room*

*Upgrades to kitchen incl. kitchen island with pots & pans drawers*

*Ceramic & Hardwood floors throughout first floor*

*Office space - Perfect for a home based business*

*3 bedrooms and 2 1/2 bathrooms*

*Natural Gas fireplace with cultured stone surround*

*Air Conditioning*

*Separate entrance from garage to basement*

*Fully Sodded Lot with tree in front & paved driveway*



# *Welcome to*

## *56 Promenade de la Rive, Embrun, ON*

*Upgrades to this home include:*

- \* Separate entrance from garage to basement*
- \* Exterior pot lights*
- \* Ceramic flooring with brick-lay design throughout first floor*
- \* Hardwood floors in family room / living room*
- \* Decorative alcove with pot light at entranceway*
- \* Double french doors with glue chip glass between entrance way and main home*
- \* French door with glue chip glass at door to den/office*
- \* Colonial Oak Railing stained to match hardwood at stair landing*
- \* 4 pot lights in dining room*
- \* 2 archways to dining room*
- \* 4 pot lights in kitchen*
- \* Under-cabinet lighting in kitchen*
- \* Crown moulding in kitchen above cabinets*
- \* Light valance under cabinets in kitchen*
- \* Kitchen Island with extended (bartop) counter*
- \* Pots & Pans drawers in kitchen island*
- \* French door with glue chip glass at pantry*
- \* Custom shower in ensuite bathroom*
- \* 2 Bowl style vessel sinks in ensuite bathroom*
- \* Rough in for future basement bathroom*
- \* Paved driveway (2012)*

***All for only \$399,915.00***  
***taxes, legal survey, and***  
***Tarion included!***

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