

# THE PELHAM

36' HOMES

2363 SQ. FT.

(Incl. 10 Sq.Ft. Open To Below)



• TUDOR •



• CRAFTSMAN •

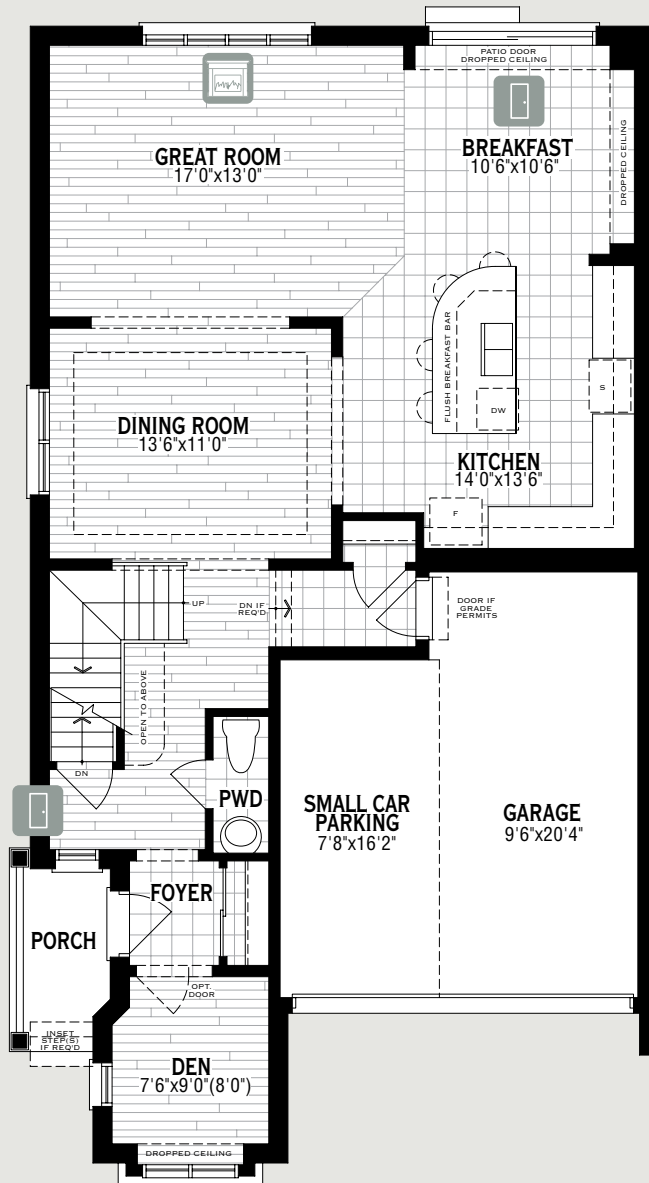


• VICTORIAN •

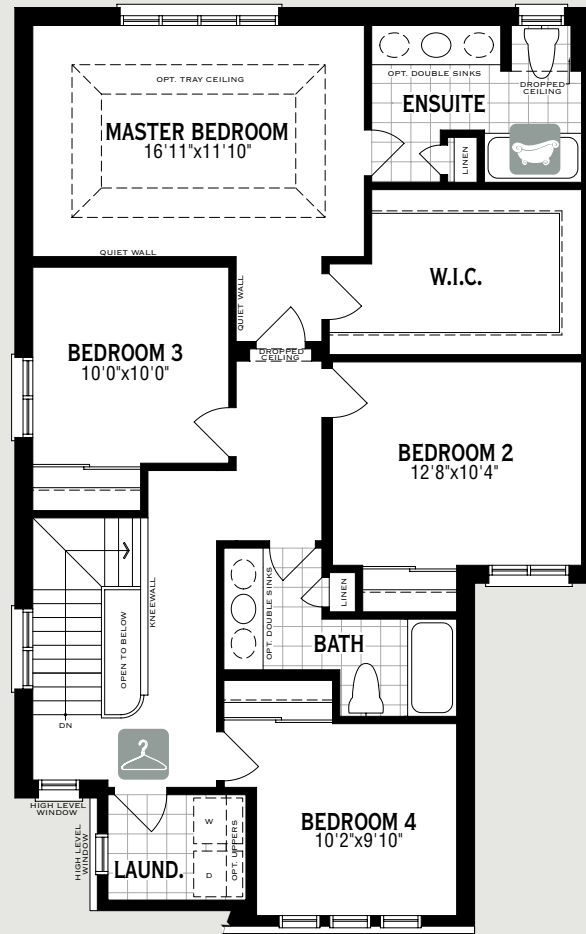


• ENGLISH MANOR •

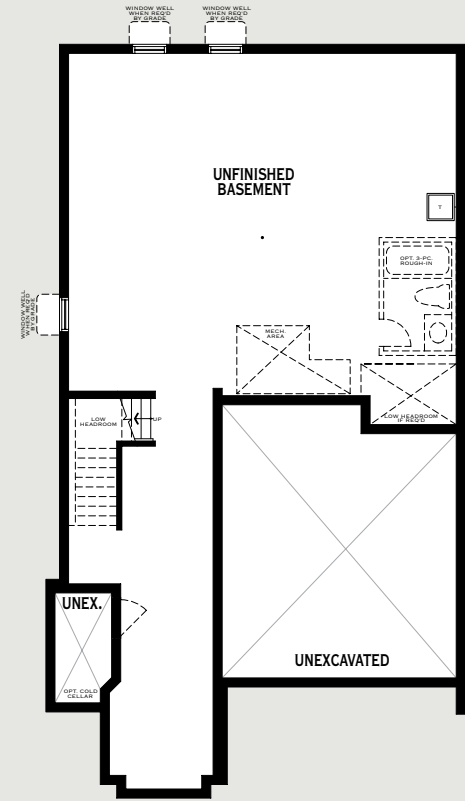
THE **PELHAM** • 2363 SQ.FT. • HH3605



GROUND FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT PLAN

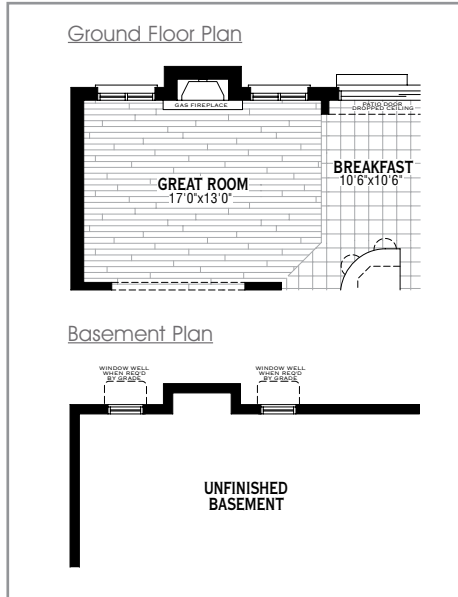
# THE PELHAM • 2363 SQ.FT. • HH3605

## “ARCHITECT’S CHOICE” OPTIONS

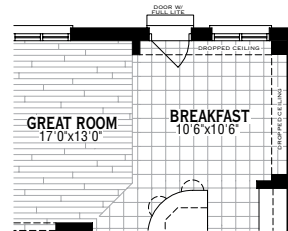
### GROUND FLOOR OPTIONS



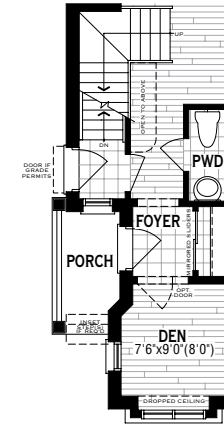
Gas Fireplace



Garden Door & Window  
In Lieu Of Patio Door



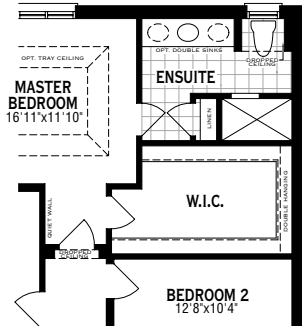
Side Door Entry  
(If Grade Permits)



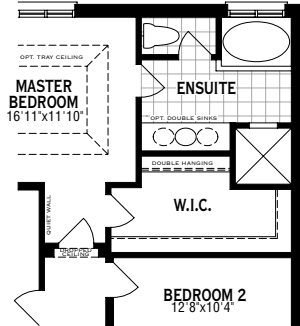
“ARCHITECT’S CHOICE” OPTIONS

SECOND FLOOR OPTIONS

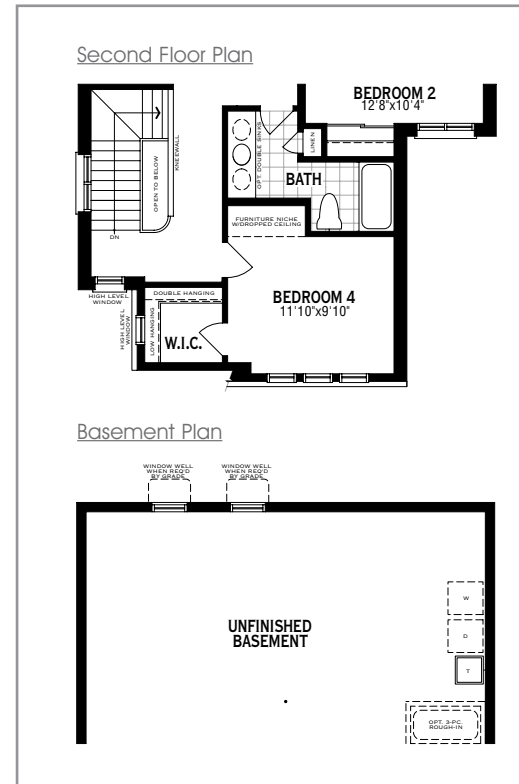
 **Super Shower**



 **Bath Oasis**



 **Walk-In Closet In Bedroom 4  
(Laundry Relocated To Basement)**



**Additional Architect's Choice Options Available for this Home:**

**Second Floor Choices**

**Tray Ceiling**

- Includes:
- Raised tray ceiling in Master Bedroom as per plan
  - Smooth ceiling throughout Master Bedroom excluding closet(s)

**9' Ceiling Package**

- Includes:
- Approx. 12" higher ceilings
  - Taller Second Floor Windows
  - Transom over Balcony doors (where applicable)
  - Stair configuration and/or minor design changes may be required to accommodate
  - Approx. 8'0" doors (where applicable)

**Basement Choices**

**Cold Cellar**

- Includes:
- Partial area under the front porch specific to the elevation purchased
  - Insulated door, overhead light, floor drain and vent

**Rec. Room Ready Package**

- Includes:
- Rough-in drains in predetermined location for future 3-pc bathroom
  - Deeper basement windows (where applicable)

All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Tudor' of this model type. Note that plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. September 2014 - Copyright 2014 - Mattamy Homes Limited.