



SOUTH POINT
A MASTER PLANNED COMMUNITY

MODERN DOUBLE FRONT GARAGE HOMES





SOUTH POINT

FEATURES MODERN DOUBLE FRONT GARAGE HOMES

ONE-OF-A-KIND COMMUNITY

- The entire South Point community is built by Vesta Properties resulting in an architecturally controlled master-planned community; residents benefit from the carefully planned and consistent mix of home styles.
- 12 acres of parkland, a playground and recreational amenities are woven throughout the community.
- A brand new elementary school planned for 2019 will be located within the South Point community.
- Walk to Airdrie's new South Transit Terminal Station, shopping, parks and schools.
- Only 30 minutes to downtown Calgary and 15 minutes to the airport.

GREAT FIRST IMPRESSIONS

- This visually forward-thinking collection of 3 bedroom plus bonus room, modern double front garage homes blend angular rooflines, clean straight architectural lines, wood-look accents, and oversized windows creating exceptional upscale modern-contemporary exteriors.
- Extensive detailing on the architectural design of your home includes broad roof profiles with overhangs, front-facing gables and dormers, front porches, and trimmed windowsills.
- Fully landscaped front yards.
- Attached two car garage with additional driveway parking.

LIVING IN STYLE

- Spacious open floor plans.
- 9-foot basements and main floor.
- Oversized windows that take advantage of the natural sunlight to brighten your home.
- Elegantly designed interiors featuring three designer-selected colour palettes.
- Stylish 4" baseboards and 3" casings.
- Beautiful interior doors with stylish chrome hardware.
- Rich wide-plank designer luxury vinyl plank flooring throughout the main living space; plush carpeting in bedrooms.
- Spacious master bedrooms feature a deluxe ensuite bathroom and large walk-in closet.
- Homes include additional bonus room or loft area, adding to the charm and functionality of these homes.
- Generously sized unfinished basement for storage convertible into a finished basement to add a Rec room (upgrade).

GOURMET KITCHENS

- Spacious center island.
- Walk-in pantries (some plans) convertible into a Spice Kitchen (upgrade).
- Modern flat panel kitchen cabinets.
- Double stainless steel sink with sleek single-lever chrome faucet and handy pullout vegetable spray.

- Stylish handset, designer-selected full tile backsplash.
- Convenient storage features include pot drawers and full depth cabinets over fridge.
- Premium stainless steel kitchen appliances.

SPA-INSPIRED BATHROOMS

- Deep soaker tub with elegant Delta chrome faucets.
- Modern flat panel cabinets with stylish countertops.
- Convenient powder room on main floor complete with an undermount vanity sink.
- Private master ensuite features a deluxe shower and full-width vanity (some plans).
- Basement roughed in for a 3-piece bathroom.

ULTIMATE IN COMFORT AND SECURITY

- Cozy, warm and quiet R-22 insulation in the walls and R-50 in the ceiling.
- 92% high-efficiency forced air furnace.
- Heat Recovery Ventilation (HRV) systems in all homes.
- High efficiency electric 75-gallon hot water tank.
- Double-glazed energy efficient Low-E windows.
- Built-in smoke detectors and carbon monoxide detectors for your safety.
- Deadbolt lock and viewer on front entry door.
- Programmable thermostat.

PEACE OF MIND

- Built by Vesta Properties, a reputable builder/developer with over 25 years of industry experience building over 4,000 homes in BC and Alberta.
- All homes are backed by Vesta's full time service department.
- Certified new home warranty for peace of mind.

CUSTOMIZE YOUR HOME

- Personalize your home by choosing from 3 professionally designed colour palettes to reflect your individual taste and style.
- Upgrade from our list of options, including having the basement fully finished.



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SITE PLAN PHASE 4



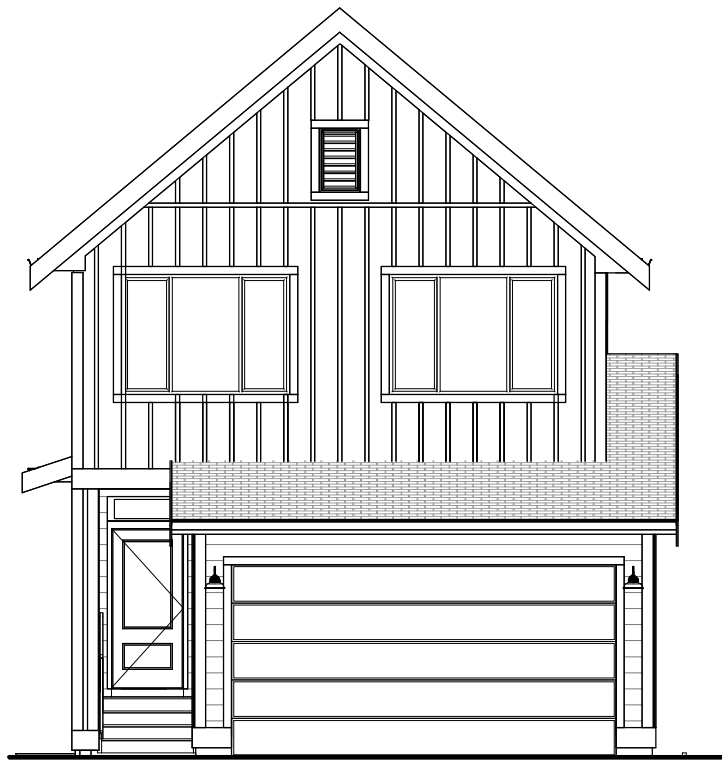
WO: walk out basement



SOUTH POINT
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THE AUBREY
2,031 SQ.FT.

VESTASOUTHPOINT.COM



FARMHOUSE



PRAIRIE

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VESTA



SOUTH POINT

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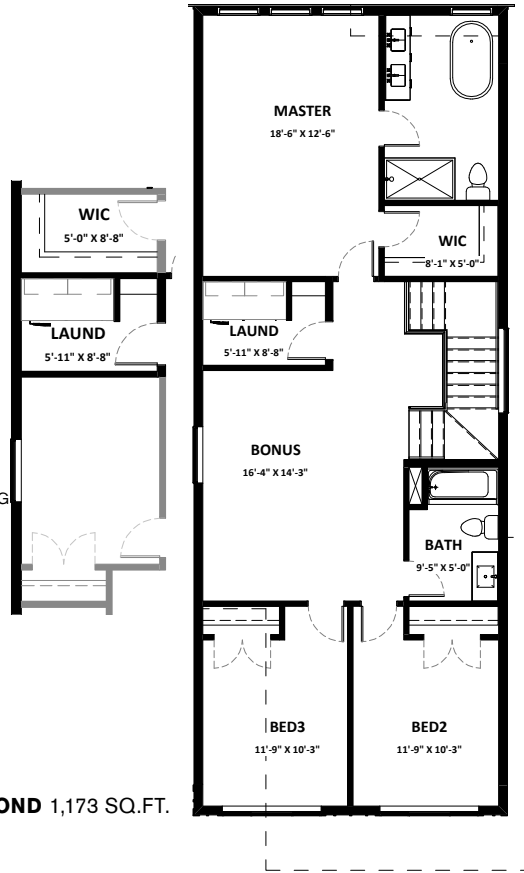
THE AUBREY

2,013 SQ.FT.
 3 BEDROOM
 + BONUS ROOM
 3 BATHROOM
 839 SQ.FT. UNFINISHED
 BASEMENT

OPTION
 - W.I.C.
 - LAUNDRY CABINET
 & COUNTERTOP

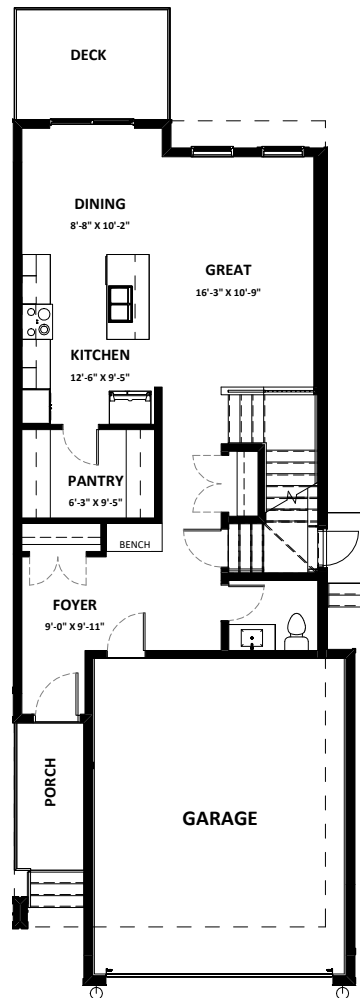
OPTION
 - EXTRA BEDROOM
 - BONUS VAULT CEILING

SECOND 1,173 SQ.FT.



OPTION
 - SPICE KITCHEN

MAIN 840 SQ.FT.
GARAGE 436 SQ. FT.





SOUTH POINT

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THE AUBREY

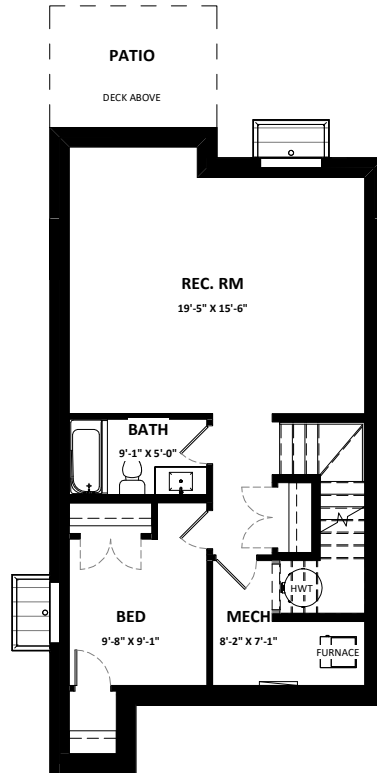
2,013 SQ.FT.

3 BEDROOM

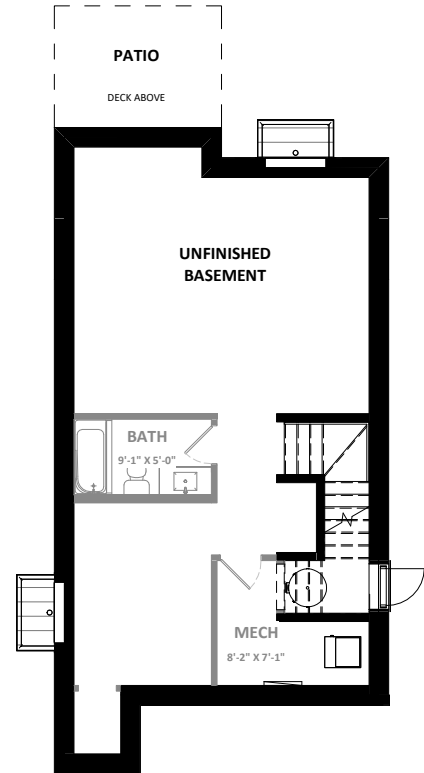
+ BONUS ROOM

3 BATHROOM

839 SQ.FT. UNFINISHED
BASEMENT



FINISHED BASEMENT 749 SQ.FT.
(OPTIONAL)



UNFINISHED BASEMENT 839 SQ.FT.

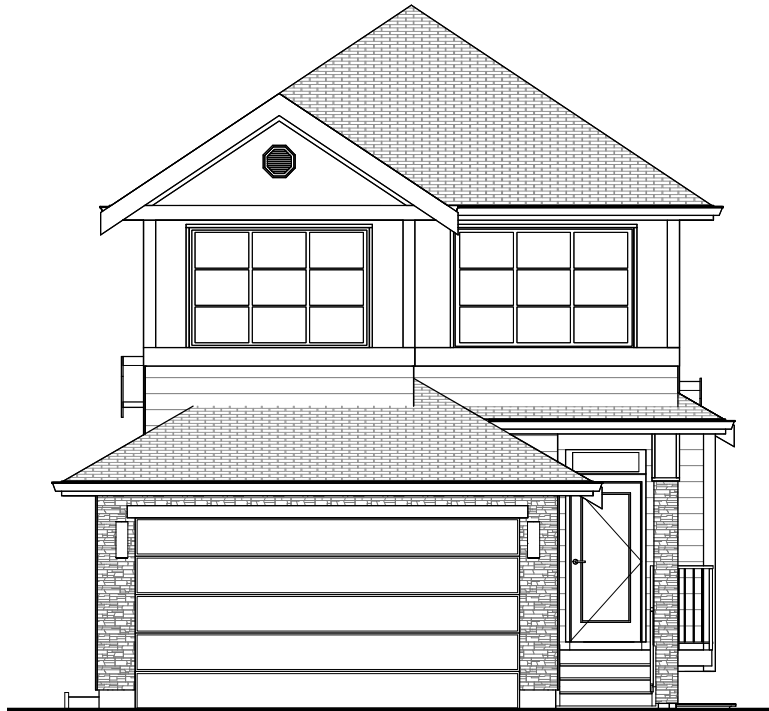


SOUTH POINT

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THE BENTON

1,977 SQ.FT.



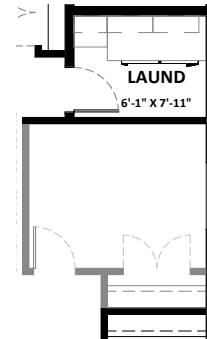
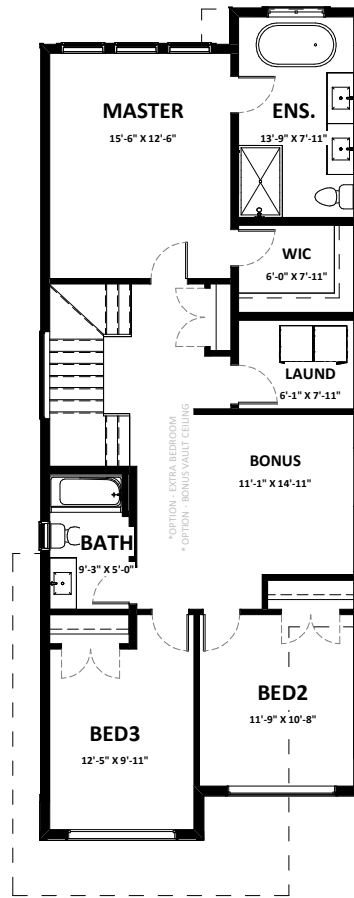
PRAIRIE



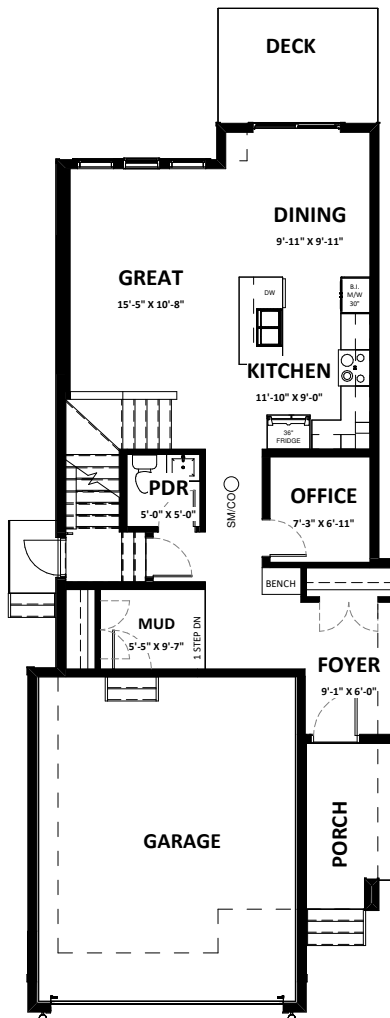
SOUTH POINT
A MASTER PLANNED COMMUNITY

THE BENTON

1,977 SQ.FT.
3 BEDROOM
+ OFFICE
+ BONUS ROOM
3 BATHROOM
835 SQ.FT. UNFINISHED
BASEMENT



SECOND 1,127 SQ.FT.



MAIN 850 SQ.FT.
GARAGE 438 SQ. FT.



SOUTH POINT

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THE BENTON

1,977 SQ.FT.

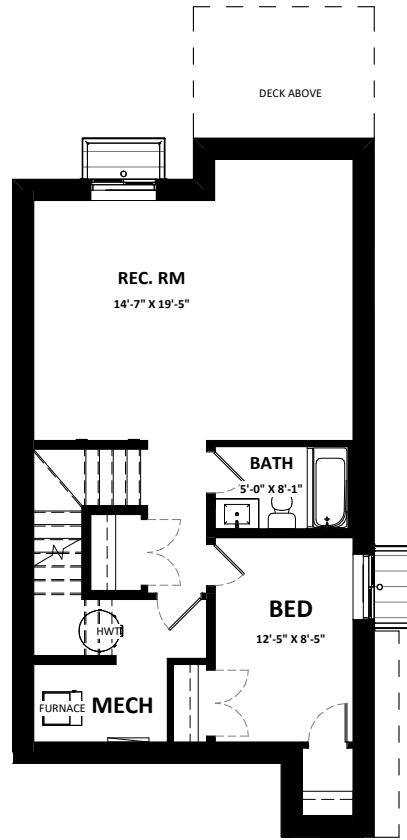
3 BEDROOM

+ OFFICE

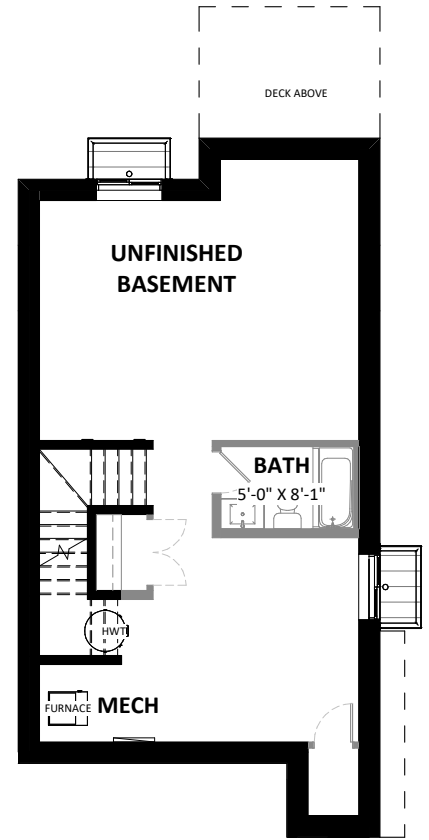
+ BONUS ROOM

3 BATHROOM

851 SQ.FT. UNFINISHED
BASEMENT



FINISHED BASEMENT 754 SQ.FT.
(OPTIONAL)



UNFINISHED BASEMENT 835 SQ.FT.



SOUTH POINT
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THE CHELSEY
2,183 SQ.FT.

VESTASOUTHPOINT.COM



CRAFTSMAN



PRAIRIE

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VESTA



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A MASTER PLANNED COMMUNITY

THE CHELSEY

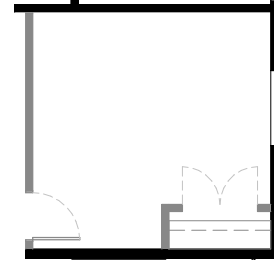
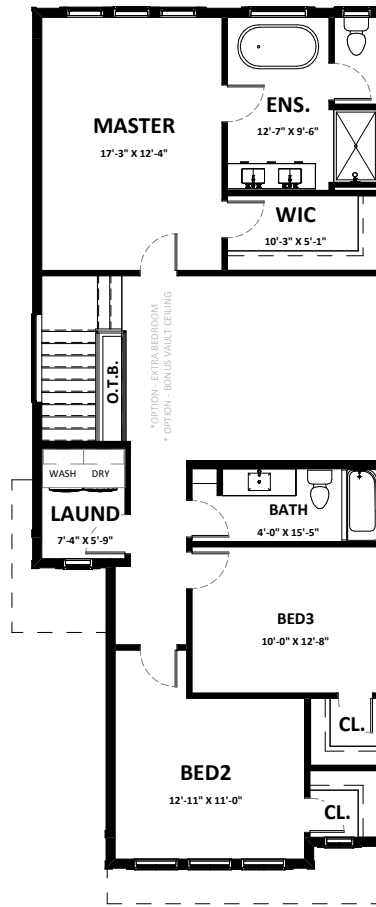
2,183 SQ.FT.

3 BEDROOM

+ BONUS ROOM

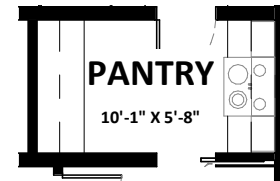
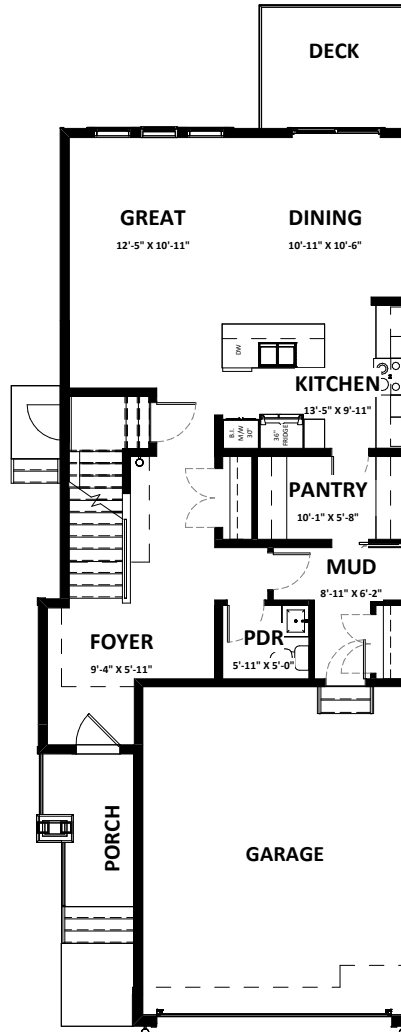
3 BATHROOM

938 SQ.FT. UNFINISHED
BASEMENT



OPTION
- EXTRA BEDROOM
- BONUS VAULT CEILING

SECOND 1,231 SQ.FT.



OPTION
- SPICE KITCHEN

MAIN 952 SQ.FT. GARAGE 435 SQ. FT.



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THE CHELSEY

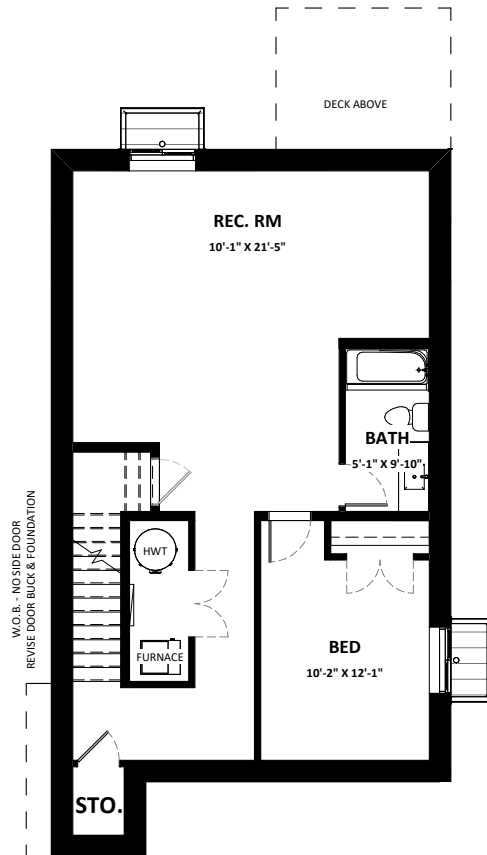
2,183 SQ.FT.

3 BEDROOM

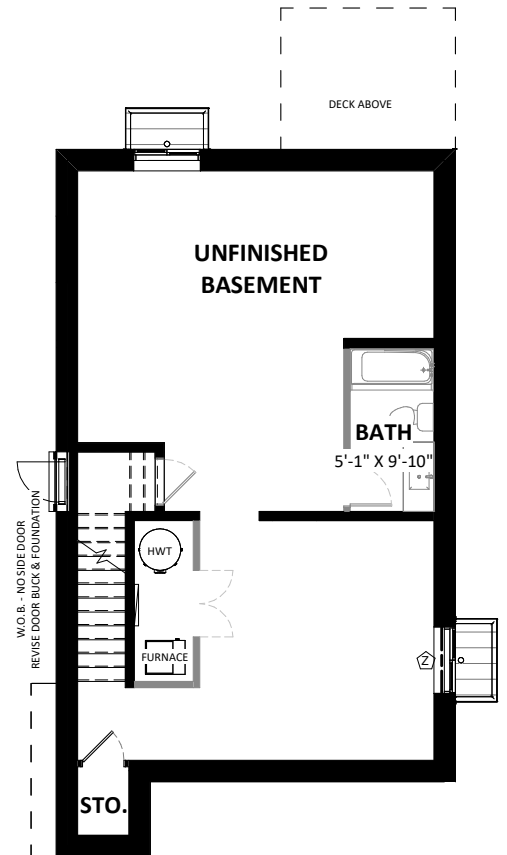
+ BONUS ROOM

3 BATHROOM

938 SQ.FT. UNFINISHED
BASEMENT



FINISHED BASEMENT 903 SQ.FT.
(OPTIONAL)



UNFINISHED BASEMENT 938 SQ.FT.



SOUTH POINT

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THE EVELYN

2,072 SQ.FT.



PRAIRIE



SOUTH POINT

A MASTER PLANNED COMMUNITY

THE EVELYN

2,072 SQ.FT.

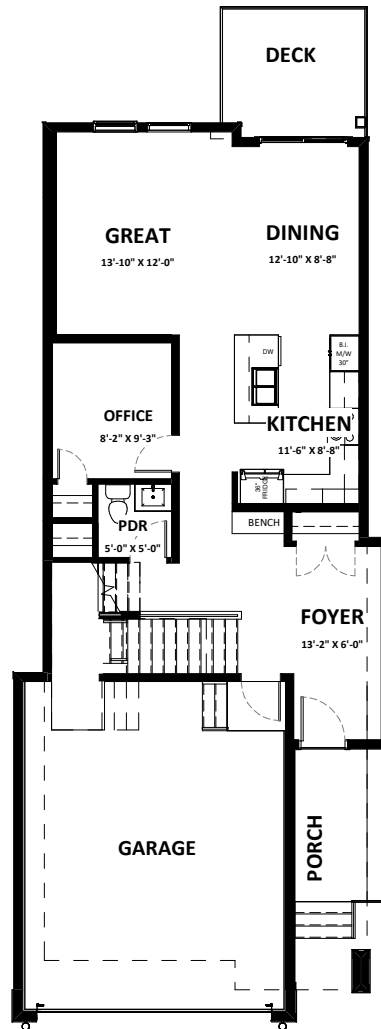
3 BEDROOM

+ OFFICE

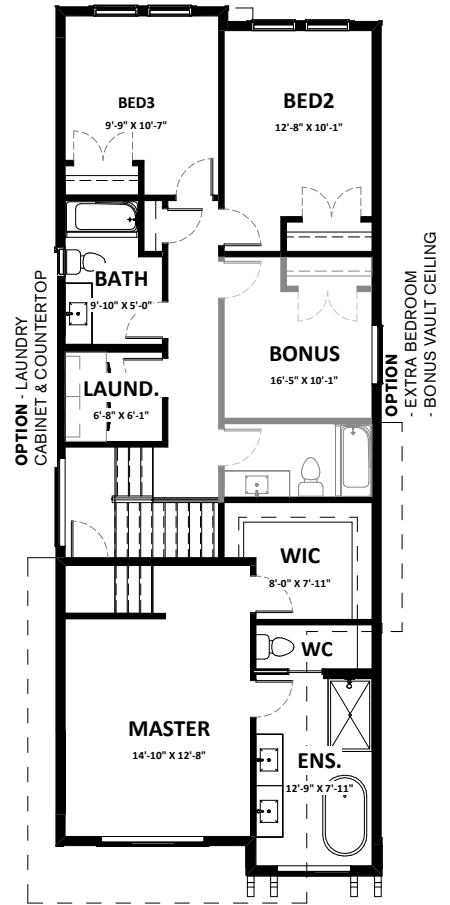
+ BONUS ROOM

3 BATHROOM

848 SQ.FT. UNFINISHED
BASEMENT



MAIN 873 SQ.FT. GARAGE 436 SQ. FT.



SECOND 1,199 SQ.FT.



SOUTH POINT

A MASTER PLANNED COMMUNITY

THE EVELYN

2,072 SQ.FT.

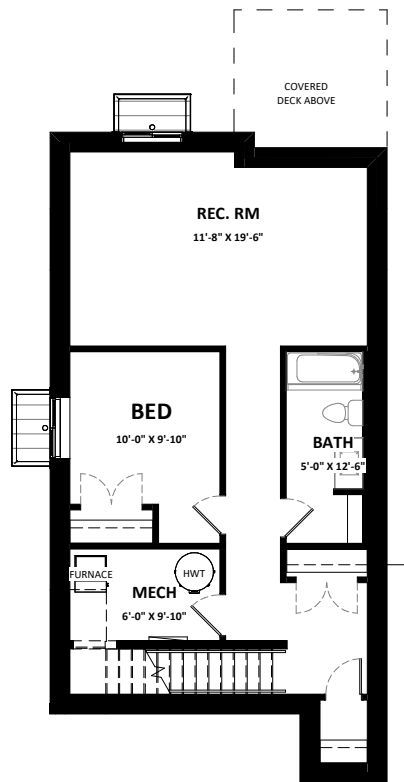
3 BEDROOM

+ OFFICE

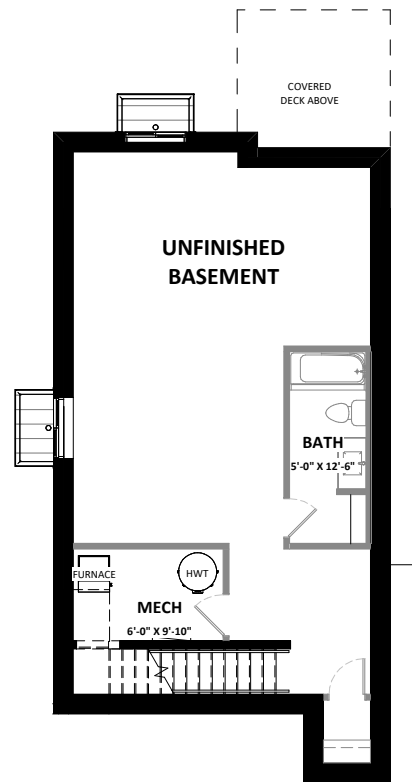
+ BONUS ROOM

3 BATHROOM

848 SQ.FT. UNFINISHED
BASEMENT



FINISHED BASEMENT 848 SQ.FT.
(OPTIONAL)



UNFINISHED BASEMENT 759 SQ.FT.



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THE HALTON

2,278 SQ.FT.



FARMHOUSE



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THE HALTON

2,278 SQ.FT.

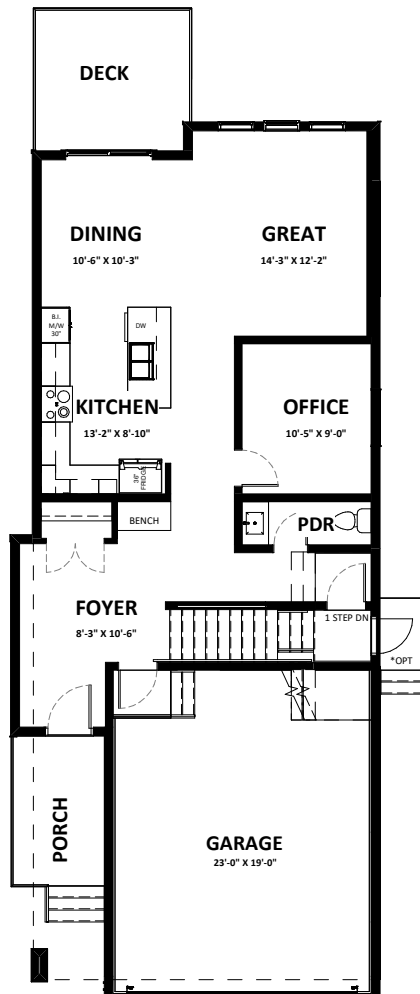
3 BEDROOM

+ OFFICE

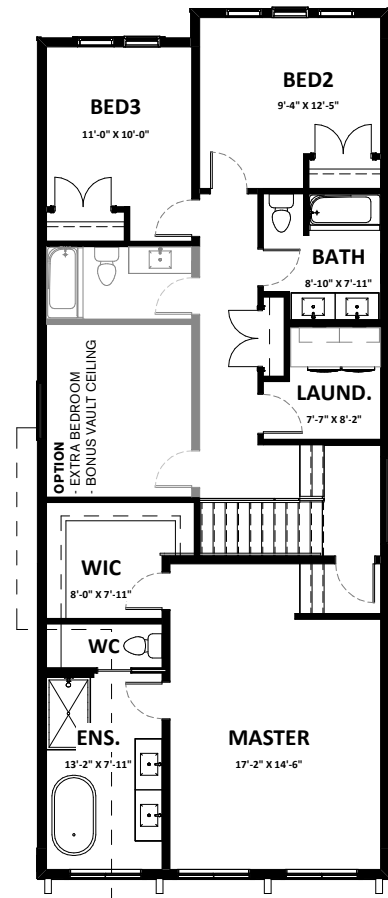
+ BONUS ROOM

3 BATHROOM

916 SQ.FT. UNFINISHED
BASEMENT



MAIN 936 SQ.FT. **GARAGE** 435 SQ. FT.



SECOND 1,342 SQ.FT.

OPTION - LAUNDRY
CABINET & COUNTERTOP



SOUTH POINT

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THE HALTON

2,278 SQ.FT.

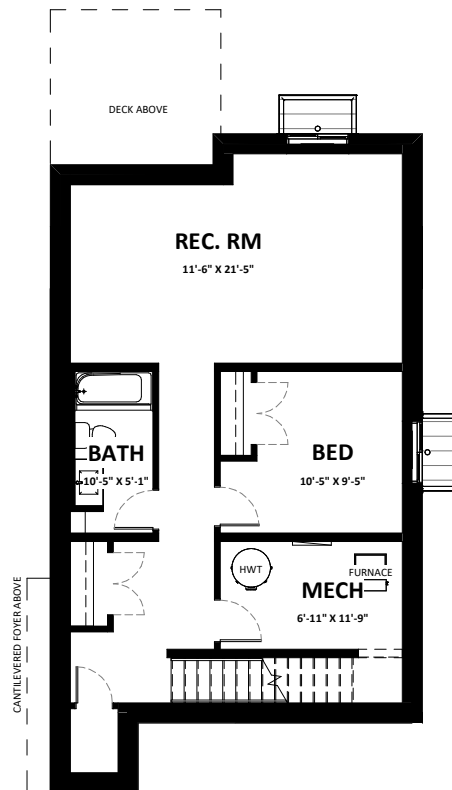
3 BEDROOM

+ OFFICE

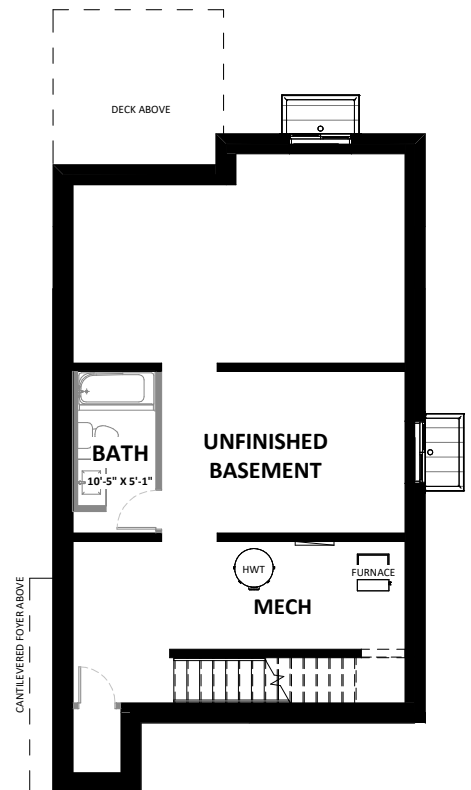
+ BONUS ROOM

3 BATHROOM

916 SQ.FT. UNFINISHED
BASEMENT



FINISHED BASEMENT 804 SQ.FT.
(OPTIONAL)



UNFINISHED BASEMENT 916 SQ.FT.