



The wicker backed leather accent chair doubles-up as a feature in its own right. A modern log burner effect fire and mantle with hidden media recess sits against a feature board and batten wall chimney breast – a feature that is also picked out in the entrance, dining and master suite.

INSPIRED BY NATURE

Aspire has transported the feel of this outstanding part of the world into a dream home that will leave you enamoured by its sophisticated tranquillity.

At the heart of the home is a well-thought-out kitchen with a host of integrated modern conveniences including dishwasher, washing machine, four burner hob, curved extractor hood, eye level single oven, microwave and 1 ½ bowl resin sink and drainer. The shaker style doors are accented by wood effect top boxes over a letterbox window.



40' x 20' - 3 BEDROOM (Bunk)



40' x 20' - 3 BEDROOM (Twins)



40' x 20' - 2 BEDROOM



42' x 20' - 3 BEDROOM (Centre Lounge)



ROOM DIMENSIONS - metres (max)

| | 3 BEDROOM (Bunk) | 3 BEDROOM (Twins) | 2 BEDROOM | 3 BEDROOM (Ctr Lounge) |
|------------------|------------------|-------------------|-------------|------------------------|
| ENTRANCE | 1.45 x 2.12 | 1.45 x 2.12 | 1.45 x 2.12 | 1.40 x 2.86 |
| LOUNGE | 4.99 x 2.96 | 4.99 x 2.96 | 5.29 x 2.96 | 5.43 x 3.05 |
| DINING AREA | 2.64 x 2.96 | 2.34 x 2.96 | 3.23 x 2.96 | 2.31 x 2.86 |
| KITCHEN | 2.20 x 2.96 | 2.20 x 2.96 | 2.20 x 2.96 | 2.20 x 2.86 |
| MASTER BEDROOM | 3.60 x 2.96 | 3.60 x 2.96 | 3.30 x 2.96 | 3.50 x 2.86 |
| MASTER EN SUITE | 1.40 x 2.86 | 1.20 x 2.86 | 1.40 x 2.86 | 2.91 x 1.40 |
| BEDROOM 2 | 3.29 x 2.86 | 3.26 x 2.86 | 3.50 x 2.86 | 3.50 x 2.86 |
| BEDROOM 3 | 2.62 x 2.86 | 3.24 x 2.86 | - | 3.50 x 1.79 |
| BATHROOM | 1.70 x 2.02 | 1.70 x 2.02 | 1.70 x 2.02 | 2.57 x 1.71 |
| WALK-IN WARDROBE | - | - | 1.80 x 2.86 | 2.91 x 1.46 |

Built in accordance with BS3632:2015.

Aspire Park & Leisure Homes

Snowdon House, Snowdon Street,
Porthmadog, Gwynedd, LL49 9PQ

01766 800 200 | aspireleisurehomes.co.uk



ASPIRE
PARK & LEISURE HOMES



MUSKOKA

CASUALLY SOPHISTICATED LIVING

The stunning Muskoka is inspired by its namesake - a picturesque Canadian district with breath-taking scenery – consistently named as one of the best places to visit in Canada and the world by publications such as National Geographic and Readers Digest.

The official tourism homepage for Muskoka headlines its opening page with ‘Family Time in Muskoka’ and affectionately describes it as “Canada’s cottage country”.

The perfectly proportioned lounge and dining space is warm and inviting. Soft grey painted furniture with real wood tops help to create a modern and homely feel.



MASTER BEDROOM

- King size painted panelled bed with solid wood top
- Memory foam + pocket sprung single mattresses with luxury sheets + covers
- Large painted bedside cabinets with solid wood tops
- Painted dressing table with solid wood top and matching fabric stool
- Glass and antique brass trimmed pendant bedside lights
- Fabric shade pendant with glass diffuser
- Hand finished curtains and co-ordinated cushions
- Three door freestanding wardrobe
- Feature board and battening detail to header wall
- Wall mounted tv aerial and power point
- Carpet flooring



EN-SUITE

- Large walk-in shower enclosure with sliding door
- Rainfall and handheld multifunction shower heads
- Painted panelled vanity sink unit with matching mirrored wall cabinet
- Soft close toilet
- Partially tiled walls
- Laminate flooring
- Heated chrome towel rail
- Wooden Venetian blind



SECOND BEDROOM

- Two single beds with memory foam + pocket sprung single mattresses with luxury sheets + covers
- Large painted bedside cabinet with solid wood top
- Two door painted freestanding wardrobe with solid wood top
- Hand finished Roman blind and co-ordinated cushions
- Wall mounted tv aerial and power point
- Antique brass and fabric wall light
- Carpet flooring



BATHROOM

- Bath and shower mixer with glass shower screen
- Painted panelled vanity sink unit with matching mirrored wall cabinet
- Soft close toilet
- Partially tiled walls
- Laminate flooring
- Heated chrome towel rail
- Wooden Venetian blind



THIRD BEDROOM

- Panelled bunk bed or two single divans with solid wood top headboards
- Large painted bedside cabinet with solid wood top
- Hand finished Roman blind
- Two door painted freestanding wardrobe with solid wood top
- Wall mounted tv aerial and power point



LOUNGE

- Vaulted ceiling with exposed timber ridge beam
- Exposed oak and whitewashed beam
- Two 3-seater sofas
- Leather occasional chair with wicker back
- Feature board and battening to chimney breast
- Electric log burner fire and mantle with integrated media compartment
- Painted coffee table with solid wood top
- Carpet flooring
- Hand-crafted curtains to patio doors with coordinated cushions
- Wooden Venetian blinds to smaller windows



KITCHEN & DINING AREA

- Vaulted ceiling
- Storage cupboards in shaker style with antique brass handles
- 40mm oak effect worktop
- Resin composite sink and drainer
- Integrated appliances: 4 burner stainless steel hob, stainless steel full-function eye-level oven, microwave, integrated 70/30 fridge freezer, integrated dishwasher, glass curved chimney extractor, integrated washing machine
- Glass splashback
- Feature antique brass pendant lights
- Laminate flooring
- Painted dining table with solid wood top and six fabric chairs to match
- Hand-crafted curtains
- Wooden Venetian blinds to windows
- Painted console table with solid wood top



EXTERIOR

- Paint coated chassis
- Pitched roof with granulated tile effect roof sheets
- Canexel cladding (colour and type options available)
- uPVC guttering + downpipes (colour options available)
- Double glazed low-e glass uPVC windows and doors (colour options available)
- Ultion high security door locks
- Metal and glass wall lights



ENTRANCE

- Vaulted ceiling
- High efficiency combi-boiler in built-in tall storage cupboard
- Bench seating with coat hooks over against board and batten feature wall
- Laminate flooring

