

◆ the dallas

a magazine-worthy duplex home

3 Bed | 2.5 Bath | 1723 sq ft



The Dallas is a spacious 1,723 square feet duplex with a front double attached garage. Featuring a wide-open main floor with the kitchen, living and dining room effortlessly transitioning into each other making entertaining or having a night-in simple. Upstairs are 3 bedrooms, 2 bathrooms, laundry and flex space. With all this, what else do you really need!

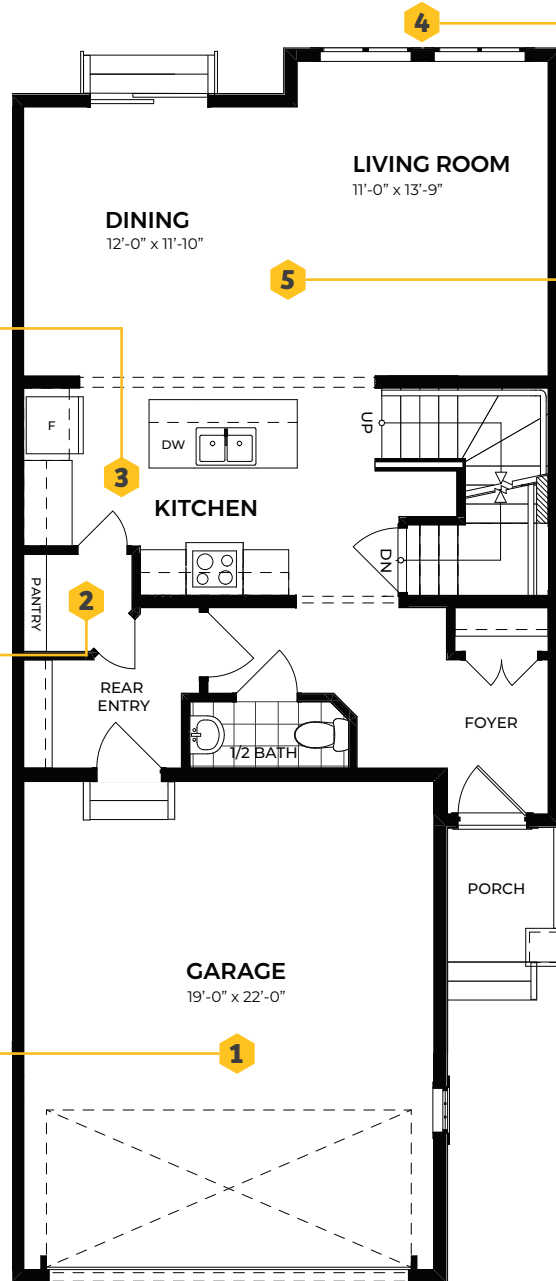
Main Floor Features

9' ceilings, 755 sq ft

3 The kitchen is designed for maximum efficiency. Using the **kitchen work triangle rule**, movement between the fridge, stove and sink is minimized.

2 The Dallas features a **spacious walk-through pantry** conveniently located between your kitchen and garage. Say goodbye to long trips bringing in the groceries.

1 Your **attached double car garage** is ideal for Alberta winters. No more brushing off your car on a cold winter's morning!



4 To make the main floor feel open and airy, we added large windows to allow for plenty of **natural light**.

5 An **open main floor** makes hosting a breeze with a living area that has been purposefully built to blend seamlessly into the kitchen and dining room.

Artist's renderings are conceptual only and are subject to change without notice. Dimensions are approximate and may vary in actual building. No guarantee is made that the facilities or features shown will be built, or if built, will be of the same type, size, or nature depicted as seen in the showhome or on this material. Windows are subject to change with elevation. As of September 22, 2021.

• **this home has been purposefully designed to help you feel better about where you live**

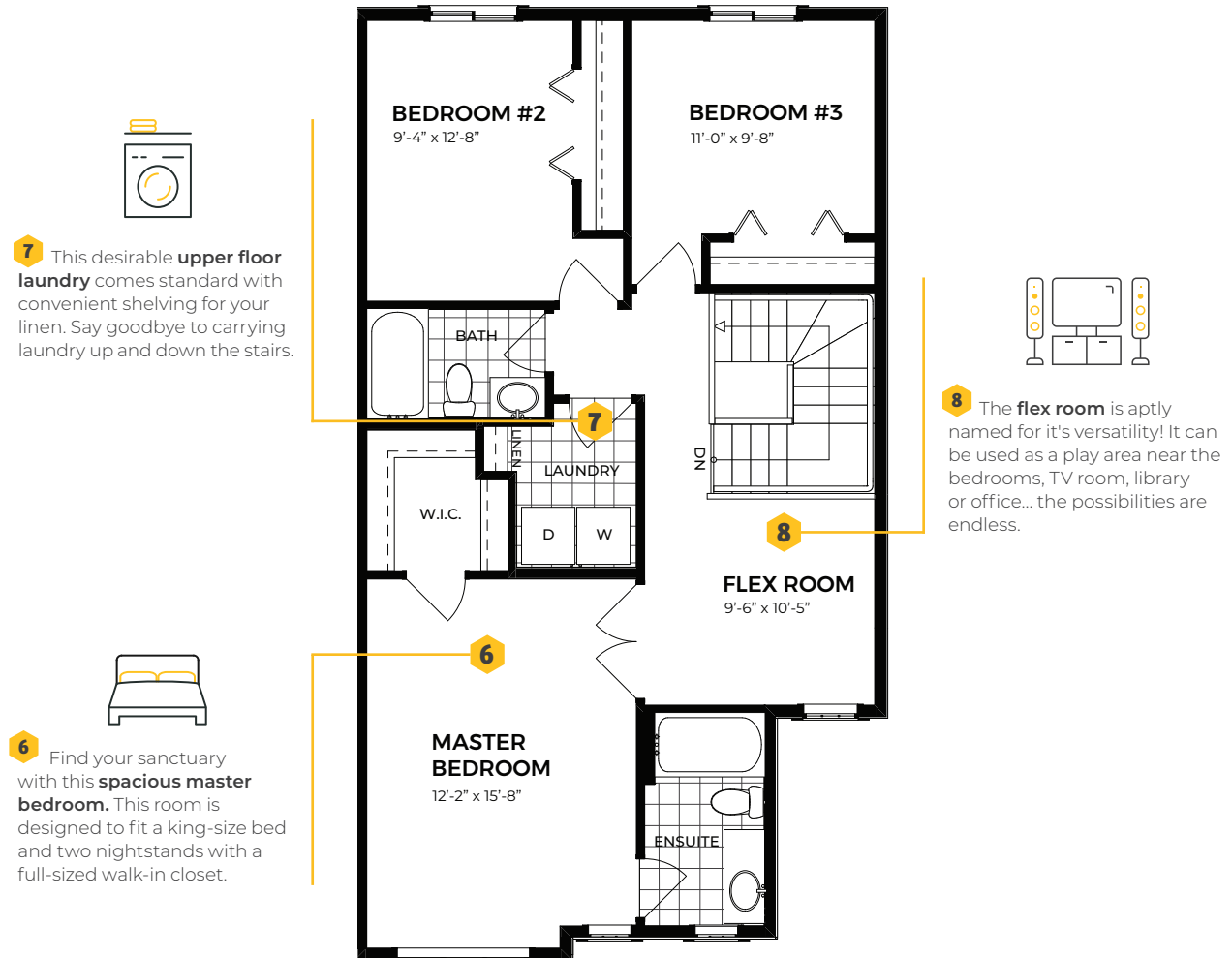
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Upper Floor Features

968 sq ft



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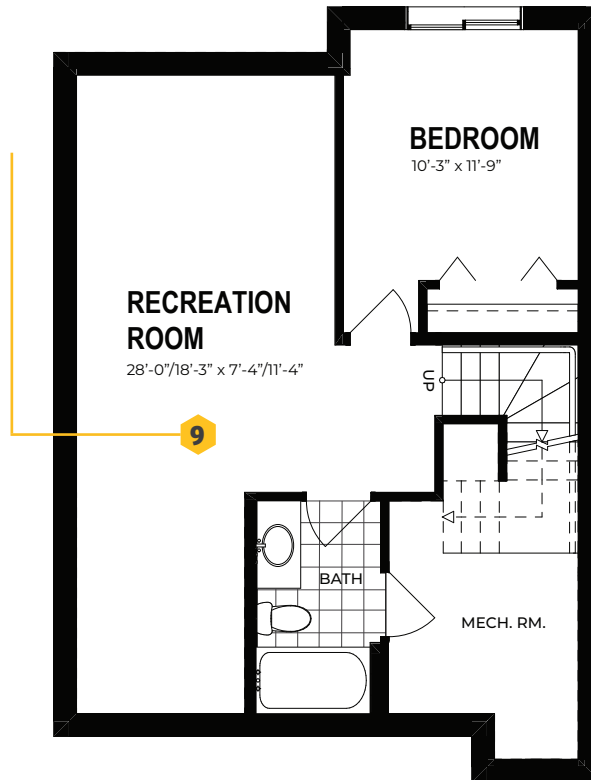
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Optional Basement Development Plan

554 sq ft



9 Add even more living space with an **optional developed basement**. The Dallas' basement is designed to accommodate an extra family member or out-of-town guests in style with the spacious bedroom.



Why Rohit?

Our difference is in the designer details

Every element of our **Designer Interiors** has been added for a reason. From the light fixtures down to the hinges, everything in a Rohit Communities home works together so our customers can live in a space that looks amazing and makes everyday life easier through functional design. With over 30 years of experience building award-winning homes, we're pleased to offer designer homes that help everyone feel better about where they live.

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