

# Features

## Ground Level

- Grand, two-storey foyer
- Double-door entryway with sidelites & transom window
- Engineered, hand-scrapped hardwood floors
- Office w/ French doors, coffered ceiling and potlights
- Living room with gas fireplace and potlights
- Dining room with coffered ceiling and potlights
- Laundry room with included washer and dryer, overhead built-in storage, lower cabinetry and built-in laundry tub
- Mud room with garage access
- Curved oak staircase with square white pickets, white stringers, stained oak treads and risers and carpet runner

### Kitchen

- Custom, upgraded cabinetry:
  - Buffet area with sitting area, tall uppers, extended upper display cabinets with glass insert
  - Pot and Pan drawers
  - Fridge gables with extended uppers
  - Crown moulding and valance
  - Stainless steel accents
- Side-by-side fridge & freezer w/ ice and water dispenser
- KitchenAid® built-in oven/microwave
- KitchenAid® five-burner, electric cooktop with motorized, rising hood fan
- Quartz counter tops with undermount sink
- Island with pendant lighting, waterfall quartz countertop and breakfast bar
- Undercabinet, automatic dustpan (central vacuum)
- Walk-in pantry

## Second Level

- Four bedrooms | Two full bathrooms
- Master bedroom:
  - Double-door entry
  - Oak hardwood floor
  - Gas fireplace
  - Pot lights
  - Double closets
- Master ensuite:
  - Vaulted ceiling
  - Pocket-door entryway
  - Free-standing soaker tub
  - Separate, glass-enclosed shower
  - Shaker-style vanity w/ quartz & undermount double sinks
- Upper hall overlooking foyer, chandelier & large window
- Main bath w/ quartz countertop vanity including undermount sink and soap dispenser

## Basement

- Unfinished basement
- Bathroom rough-in
- Double-door, walk-out
- Cold cellar

## Miscellaneous

- 200 AMP electrical panel
- Central humidifier
- Central vacuum
- Gas BBQ hookup
- Central alarm system with keypad

## Outside

- Premium lot elevation with at-grade side basement entry and at-grade kitchen walkout
- Large circular, paved driveway
- Covered stone porch, colonial style pillars & pot lights
- Soffit lighting
- Paver stone rear patio