

# Features!

## Ground Floor

- Nine-foot smooth ceilings w/ 12" taller windows
- Crown moulding & pot lights throughout main floor
- Engineered hardwood
- Entryway door with transom window and upgraded privacy glass
- Keyless keypad entry on entryway door
- Wainscoting throughout main floor
- Office with upgraded lighting
- Oak staircase
- Dining room w/ coffered ceiling, crown moulding & pot lights
- Living room with crown moulding, gas fireplace and TV-ready media wall w/ wire-management conduit
- Powder room w/ pedestal sink
- Garage access
- Mudroom with 8-foot coat closet off the garage

## Kitchen

- Tall upper cabinets with valance
- Tiled backsplash
- Quartz counter tops
- Fridge gable w/extended upper cabinets
- Kitchen island w/ pot and pan drawers, flush breakfast bar & pendant lights
- Rectangular, flat-bottom sink with upgraded faucet
- Outlet with built in USB ports
- Modern stainless steel KitchenAid® appliances package
  - French door refrigerator with bottom freezer, separate deli/produce drawer and ice/water dispenser
  - Built in dishwasher
  - Slide-in 5 burner gas range
  - Upgraded wall-mount hood

## Second Floor

- Four bedrooms | Three bathrooms
- Master bedroom with extra-large walk-in closet complete with custom built-ins
- Master ensuite with frameless glass shower, soaker tub and quartz counter top
- Separate water closet with toilet
- Second bathroom with quartz counters, undermount sink and linen closet
- Laundry w/ included front load Whirlpool® washer & dryer with steam feature
- Upper cabinet storage in laundry room
- Bedroom two with cathedral ceiling and double door closet
- Bedrooms 3 & 4 with double door closets
- Engineered hardwood on landing

## Outside

- Craftsman's style elevation
- Interlock front porch and walkway
- Stone raised flower beds
- Front porch with holiday lights outlet
- Double driveway
- Interlocking stone patio in backyard

## Basement

- Fully finished basement
- Three-piece washroom with frameless glass shower, marble countertop and modern black fixtures
- 12" x 24" brick pattern tiled floor in bathroom
- Modern vinyl throughout
- Smooth ceilings with pot lights
- Separate room with egress windows and double door closet

## Miscellaneous

- Energy Star
- Tankless water heater
- Sump pump
- Custom roller blinds throughout first and second floor
- Nest Thermostat
- Heat recovery ventilator