

Features:

Ground Floor

- Oak hardwood stairs with wrought iron pickets and upgraded Victorian newel post
- Office nook with large window
- Tiled foyer and kitchen with 12-inch by 24-inch tile in brick pattern design
- Wainscotting throughout
- Upgraded wide plank laminate
- Inside garage entry with keypad
- California shutters throughout

Kitchen

- Cabinetry Package:
 - Raised-panel cabinet doors
 - Upper corner cabinet
 - Valence
 - Fridge gables with extended upper cabinets
- Contrasting island with side and rear panelling and flush breakfast bar with pendant lights
- Large undermount sink with upgraded faucet
- Quartz counter tops
- Mosaic hexagon tiled backsplash
- Convenient coffee/espresso station
- Walkout to backyard
- Modern Samsung® stainless steel appliances
 - French-door refrigerator with bottom freezer and ice/water dispenser
 - Built-in dishwasher
 - Slide-in range with Ceran® top stove

Second Floor

- Three bedrooms | Two bathrooms
- Valuted ceiling in bedroom three
- Bedroom two with walk-in closet
- Second floor laundry with new Samsung® washer and dryer and overhead storage
- Master bedroom with ensuite and large walk-in closet
- Ensuite includes:
 - Double vanity with upgraded faucets
 - Glass enclosed shower with frameless glass door
 - Upgraded wall and ceiling tiles in shower

Basement

- Tankless water heater (rental)
- Larger operational safety windows
- Three-piece rough-in
- Heat Recovery Ventilator (HRV)

Outside

- Brick and Vinyl Siding
- Covered porch with sitting area and holiday light outlet
- Premium Lot (94' deep, 64' wide at the back)
- Backs on to channel buffer (small ravine) and public elementary school green space
- Additional rear light (2 total)

Miscellaneous

- Mattamy Parkhill end model
- Certified Energy Star home
- Painted garage with epoxy flooring and garage door opener with keypad
- Premium lot 64' wide at the back
- Wi/Fi enabled Nest® thermostat
- Central vacuum rough-in