

# Features:

## Ground Floor

- Tiled entry way
- Inside entry from garage
- Tiled laundry area with closet and built in shelving
- Access to backyard patio backing onto greenspace
- Mechanical/Utility room

## Main Floor

- Mirage 3/4" x 3 1/4" oak hardwood flooring
- 2 pc bathroom
- All oak staircase through all three floors
- TV wall-mount ready wall and receptacle in living room

## Kitchen

- White subway tile backsplash
- Island with double sink and flush breakfast bar
- Frenel cabinetry
- Tall upper cabinets with lower valance (no upper bulkhead)
- Fridge gable with extended upper cabinets
- Stainless-steel appliances
- Garden door to balcony
- Separate pantry/storage closet
- Breakfast area with stunning views

## Third Floor

- Three Bedrooms | Two Bathrooms
- Mirage 3/4" x 3 1/4" oak hardwood flooring in upper hall
- Primary bedroom with 3pc ensuite and two double-wide closets
- Bedroom 2 & 3 with 4pc semi-ensuite

## Outside

- Covered front porch w/holiday light outlet
- Partially covered driveway
- Covered walk-out, ground-level patio
- Covered main level private balcony overlooking green space
- Visitor parking

## Miscellaneous

- Heat recovery ventilation
- Energy-Star certified
- Central vacuum rough-in
- 80" Carrara style interior doors through-out
- Garage door opener
- Cold water exterior water hose bib on balcony