

# Features:

## Ground Floor

- Tiled foyer w/entry closet
- 9-foot smooth ceilings
- Hardwood floors (Oak)
- Powder room with floating vanity and granite countertop, single lever faucet
- Gas fireplace with flush marble mantle/surround
- Upgraded lighting including LED potlights
- Laundry with sink, Whirlpool® front-load washer and dryer, lower cabinets and garage access
- Garden door with sidelite and transom window

### **Kitchen:**

- Oversized custom island w/ flush breakfast bar and pendant lighting
- Quartz countertops
- Undermount double sink with single lever faucet
- Shaker-style cabinets w/ lower valance and under cabinet lighting
- Soft-close hinges on doors and drawers
- Glass subway tile backsplash
- Frigidaire counter-depth french-door refrigerator
- Frigidaire 5-burner gas range
- Cyclone canopy hood vent
- Built-in Kitchen-Aid® microwave
- Built-in dishwasher
- Double door pantry storage

## Second Floor

- 4 Bedrooms | 3 Bathrooms
- Hardwood floors (Oak) through hall and family room
- Separate family room with 11-foot ceiling
- Primary bedroom with double walk-in closets & 5-piece ensuite
- Bedroom 2 with 4-piece private ensuite
- Linen closet (x2)

## Outside

- Stone, brick and stucco exterior
- Fully fenced backyard (maintenance-free fence)
- Colour-match window casings
- Covered porch w/ 8-foot entry door and sidelites

## Miscellaneous

- California shutters throughout
- Quartz countertops in kitchen and all bathrooms
- Energy Star certified
- Full oak staircase with iron pickets
- Heat recovery ventilation system (HRV)