

# Features:

## Outside

- Brick Exterior
- 40-foot x 100-foot lot
- Covered porch
- Side entrance to garage
- Patterned concrete
  - Driveway with French curb
  - Walkway to backyard
  - Front porch
  - Garden boxes
- Fully fenced backyard
  - Gardens
  - Interlock patio
  - Iron gate

## Ground Floor

- Entryway door w/ privacy glass & side-lite
- Double-wide coat closet
- 18-inch tiled flooring on 45-degree angle
- Two-piece bathroom
- Hardwood staircase with white risers, strings and pickets
- Laundry room w/ laundry tub, built-in storage & included washer & dryer
- Crown moulding throughout
- Mud room
- Upgraded oak baseboard, trim and casings
- Living and dining rooms with oak floors
- California shutters
- Family room
  - Gas fireplace including a custom mantel
  - Wet-bar
  - Pot lights
  - Parquet flooring

## Kitchen

- Downsview custom maple cabinetry:
  - Valence and crown moulding
  - Built-in range hood
  - Display cabinets with glass inserts
  - Fridge gable w/ extended upper cabinets
  - Pot & pan drawers
  - Soft close drawers and cabinets
  - Built-in custom storage solutions
  - Built-in, removable cutting board
  - Corner cabinet w/ pull-out storage rack
  - Garbage/recycling pull-out
- Granite countertop with bevelled edge
- Eat-in kitchen with upgraded light fixture
- Walk-out to backyard
- Under-cabinet lighting
- Travertine backsplash with decorative inlay over range
- Potlights
- Dinette area with pendant light
- Kitchenaid® appliances:
  - French-door refrigerator w/ bottom freezer & ice/water dispenser
  - Built-in dishwasher
  - Slide-in electric range w/ convection oven

## Second Floor

- Chandelier over the staircase
- Four bedrooms | Two five-piece bathrooms
- Primary bedroom
  - Five-piece primary ensuite with bidet
  - Walk-in closet
  - Makeup nook
- Main five-piece bathroom with double-sink vanity

## Basement

- Fully Finished
- Upgraded Berber carpet
- Full kitchen with refrigerator, electric range and dishwasher
- Dining area
- Large rec room with fireplace rough-in (functioning chimney is accessible behind the brick)
- Three-piece bathroom
- Cold cellar
- Large storage room

## Miscellaneous

- Double garage with side entrance
- Insulated garage door with opener
- Exterior side lighting
- Windows
  - Main floor and basement (Dec. 2018)
  - Upper level (2012)
- Upgraded plywood subfloor on main floor (basic was particle board)
- Furnace (2009)
- Air Conditioning (2009)
- Whole-home humidifier (2009)
- Roof (2015)
- Alarm system with motion sensors