

# Features:

## Ground Floor

- 12" x 24" Brazilian Slate Porcelain tiles in foyer
- Upgraded baseboard
- Double wide coat closet with mirrored doors
- California shutters & pot lights throughout
- Hickory hardwood floor in living & dining room
- Oak Staircase
- Wood fireplace with brick surround and mantle
- Powder room
- Large family room with new sliding door walkout to the backyard
- New carpet in family room
- Mudroom with side entry, LG\* Washer & Dryer, upper cabinets
- Fourth bedroom

## Kitchen

- Cabinetry features:
  - All wood shaker style cabinets
  - Soft close
  - Upper cabinets w/ crown moulding, valence & under cabinet lighting
  - Pot and pan drawer
  - Glass display corner cabinets
  - Built in sliding microwave shelf
  - Built in garbage, recycle and compost cabinet
- Quartz counters and backsplash
- Large extra deep pantry, with pullout drawers for additional storage
- 36" stainless steel farmhouse sink
- Pot lights
- Coffee station with built in bar fridge
- 12" x 24" Brazilian Slate Porcelain tiles in kitchen
- Frigidaire® gallery stainless steel appliances:
  - French door refrigerator with bottom freezer and ice dispenser
  - Five burner gas range
  - Built in sliding microwave
  - Built in dishwasher

## Second Floor

- Three bedrooms | Two bathrooms
- Oak hardwood flooring throughout
- 5 piece bathroom
  - Quartz vanity counter with double sink
  - Upgraded faucets
  - Glass door on shower/tub enclosure
- Primary bedroom includes California shutters and walk in closet
- 3 Piece primary ensuite
  - Glass enclosed shower
  - Floating vanity

## Outside

- Brick exterior
- Professionally landscaped front yard
- Large 63 x 110 foot lot
- Aggregate driveway and side walkway
- Fully covered Jewel stone porch
- Triple wide driveway
- New front door with decorative glass insert and sidelight

## Basement

- Fully finished basement
- Smooth drywalled ceiling with pot lights
- 12mm laminate flooring, with under pad
- Approximately 700 sq. ft. crawl space
- Separate office and recreational space

## Miscellaneous

- Culligan® water softener & reverse osmosis water filtrations system
- Central vac
- Front door and sliding patio door (2021)
- Furnace & AC (2017)
- Eavestroughs (2017)
- Roof (2016)