



# what's included

## GROUND FLOOR

- 9-foot smooth ceilings
- 8-foot interior doors
- Doorway arches with rounded corners
- Foyer with coffered ceiling and art niche
- Upgraded tile, laid 45 degrees
- Upgraded tiered baseboards
- Double entry closet doors
- Hand-scraped hardwood floors
- Separate den
- Dining room with pendant light
- Gas fireplace w/ limestone surround & mantle
- Garage entry door with keyless entry
- Oak staircase w/ Newell post & square pickets
- 2-piece powder room
- Pot lights throughout

## KITCHEN

- Cabinetry with beveled trim, crown moulding and lower valence
- Extended upper cabinets and fridge gable
- Pot and pan drawers
- Quartz counters with beveled edge
- Undermount sink with single-hole faucet and soap dispenser

- Stainless Steel appliances;
  - Counter-Depth ThinQ LG® French-door fridge with in-door ice/water dispenser
  - Slide-in GE® range with glass cooktop
  - Built-in Samsung® microwave/range hood
  - Built-in LG® Dishwasher
- Tumbled-stone backsplash
- Breakfast area with 8-foot sliding-door to backyard
- Flush breakfast bar with pendant lighting

## SECOND FLOOR

- Four bedrooms w/ separate wing for primary suite
- Large primary bedroom with double-door entry and walk-in closet
- Ensuite bathroom;
  - Glass enclosed shower
  - Deep soaker tub w/ tiled surround and art shelf
  - Extended vanity with granite countertop and undermount sink
- 4-piece main bath featuring 12x24" floor tiles and vanity with granite countertop and undermount sink
- Laundry room with upper and lower cabinetry, LG® front load washer & dryer, laundry tub
- Knee wall replaced w/ continued handrail & pickets
- Plush berber carpet

## OUTSIDE

- Covered front porch
- Holiday light outlet
- Upgraded exterior lighting with timer
- Backs onto pond & greenspace w/ western exposure
- Premium lot on quiet Court location

## BASEMENT

- Fully finished w/ pot lights throughout
- Plush berber carpet
- Rec room w/ media wall, look-out window & art niche
- Storage closet
- Bedroom with 2 windows and mirrored closet
- 3-piece bathroom w/ fully tiled, glass-enclosed shower

## MISCELLANEOUS

- Arlo® WiFi doorbell
- WiFi garage door opener with 2 remotes
- Central vacuum rough-in
- Heat Recovery Ventilation (HRV)
- Central humidifier
- Ecobee® WiFi thermostat
- Wrought-iron & privacy glass front door insert
- California shutters throughout
- Upgraded light fixtures throughout

