

# what's included



## GROUND FLOOR

- Foyer:
  - 12-inch x 12-inch tile on a 45-degree angle
  - Entryway door with full-height privacy glass insert
- Oak staircase
- Bright stairwell with a window to the upper hallway
- Dining room with upgraded pendant light
- Hand-scraped, engineered hardwood floors
- Two-piece powder room
- Garage access
- Coat closet with mirrored sliding doors
- Living room with upgraded split-window design to accommodate more furniture configurations

## KITCHEN

- Upgraded alternate kitchen layout w/ additional counter space, wrap-around flush breakfast bar and pendant lights
- Mattamy's Executive Cabinetry Package:
  - Fridge gable with extended upper cabinet
  - Upper cabinets with valence and under-cabinet lighting
- Stainless steel appliance package:
  - Bosch® gas range
  - Bosch® built-in dishwasher
  - LG® bottom-freezer refrigerator
  - Chimney-style range hood
- Tiled backsplash
- Glass-sliding doors to garden
- 12-inch x 12-inch tile on a 45-degree angle

## SECOND FLOOR

- Three Bedrooms | Two Bathrooms
- Four-piece main bath w/ flat-panel vanity & full-width mirror, soaker tub & hand-held showerhead
- Bedroom number two with furniture niche
- Bedroom three with upgraded light fixture
- Primary bedroom with upgraded semi-flush light fixture, walk-in closet
- Three-piece primary ensuite with frameless glass shower
- Linen closet
- Hallway with hand-scraped engineered hardwood floors

## BASEMENT

- Finished basement with rec room
  - Desk niche
  - Built-in shelving
  - Built-in electric fireplace with heater
  - Recessed lighting
- Two-piece bathroom
- Laundry room with included LG® front-load washer and dryer

## OUTSIDE

- Front Yard:
  - Two-car driveway with no sidewalk
  - Covered porch with holiday outlet and railing
- Backyard:
  - Fully fenced backyard with private laneway access
  - Large paver stone patio
  - Natural gas line for barbecue

## MISCELLANEOUS

- Security system with motion sensors
- Energy Star certified home
- Included Cuisinart® natural gas BBQ
- Gazebo with cover
- Faux greenery privacy screen
- TV mounts in the living room and east bedroom