



GROUND FLOOR

- Entryway door with sidelights and keypad entry
- Foyer w/ 12-inch by 24-inch porcelain tiles
- Double mirrored door coat closet w/ custom shelves
- Updated powder room
- Keyless garage door entry
- Hall with art niche
- Laundry/mechanical room:
 - Samsung® VRT® high efficiency washer
 - Samsung® moisture sensor high efficiency dryer
 - Utility sink
 - Storage cabinets and counter
 - 12-Inch by 12-inch tiles
 - Storage shelves

MAIN FLOOR

- Living room with crown moulding and potlights
- Dining room with double-door to balcony
- Open balcony with clear Escarpment views

KITCHEN

- Custom, upgraded kitchen
- 12-inch by 24-inch porcelain tiles
- Cabinetry package
 - Soft-close cabinets and drawers
 - Shaker-style cabinetry with updated hardware
 - Crown molding
 - Valence & under cabinet lighting
 - Fridge gable with extended upper cabinets
- Subway tile backsplash
- Samsung® stainless steel appliance package:
 - Counter depth French-door refrigerator w/ water & ice dispenser & bottom freezer
 - Four burner convection oven w/ warming zone & control lock
 - Built-in microwave with SensorCook™ and trim kit
- Chimney range hood
- LG® smudge resistant stainless steel built-in dishwasher with QuadWash® (Jan 2022)
- Quartz countertop with raised breakfast bar
- Double undermount sink
- Faucet with pull down sprayer
- Soap dispenser

SECOND FLOOR

- Two bedrooms | One bathroom
- Primary bedroom
 - Walk-in closet w/ custom shelving & window
 - Ceiling fan w/ remote
- Five piece, semi-ensuite washroom
 - Quartz counter
 - Vanity w/ double under mount sinks and soft-close cabinets
 - Shower/bathtub combo with glass sliding door
- Bedroom #2
 - Double folding closet doors w/ custom shelving

OUTSIDE

- Brick and vinyl exterior
- Open balcony w/ Bar-B-Q gas line
- Premium end-unit with no neighbours, extra wide lot and additional side windows
- Partially covered driveway w/ holiday light receptacle
- Extended boulevard
- A/C located at side of house instead of on balcony

MISCELLANEOUS

- Oak floors throughout (except where tile)
- Oak railing with iron pickets throughout
- Whole home painted
- Upgraded LED light fixtures
- 23-foot deep garage
- Insulated garage door (April 2021)
- Chamberlain® Wi-Fi garage door opener
- Central vacuum rough-in
- Nest® thermostat & doorbell
- Venmar® Heat Recovery Ventilation (HRV)
- Nothing rented

what's included