



## GROUND FLOOR

- 7/16 inch laminate flooring (14mm)
- 5 1/4 inch Colonial style baseboards
- Inside entry from garage
- Coat closet
- Pot lights throughout
- Ecobee® thermostat
- Walkout to backyard
- Powder-room
  - 2-piece
  - Ove® high-efficiency toilet
  - 12x24 inch porcelain tiles
  - 24-inch vanity with Quartz counter
- Living room
  - Large picture window with arched top and Cathedral ceiling immediately in front
- Dining area
  - Large bay window

## KITCHEN

- Quartz countertop
  - Rounded "kid-friendly" ends & corners
- Peninsula with breakfast bar
- 34-inch, double basin under-mount sink
- Upgraded black high-arch pull-out faucet
- 4x10-inch beveled subway tile backsplash
- Cabinetry package
  - Shaker style with under cabinet valence
  - Two glass displays
  - Built in wine storage
  - Pull out spice rack
  - Smart corner door with easy access
  - Soft close hinges
  - Modern black pulls
- Stainless steel appliances
  - Frigidaire® 5-burner Ceran® cooktop, self-cleaning oven
  - Samsung® over range mounted microwave
  - LG® French door refrigerator w/ bottom freezer
  - Insignia® dishwasher

## SECOND FLOOR

- 3 Bedrooms | 2 Bathrooms
- 7/16 inch laminate flooring (14mm)
- Primary bedroom with 4-pc ensuite
- Linen closet
- Main bathroom
  - 12x24 Porcelain tile floor and tub surround
  - 30-inch vanity with Quartz counter

## BASEMENT

- Fully finished
- 7/16 inch laminate flooring (14mm)
- 3 Piece bathroom with walk-in shower
- Large laundry room
  - LG® washer
  - LG® dryer
- Extra storage under the stairs

## OUTSIDE

- Corner unit
- 2 Storey brick and siding elevation
- Single car garage & driveway
- Fully covered porch w/ outdoor electrical outlet
- Front door with sidelight
- Fully fenced backyard with patio stones

## MISCELLANEOUS

- All showerheads Moen® w/ lifetime warranty
- Energy efficient Ove® toilets
- Energy efficient LED pot lights throughout the home
- New electrical receptacles and switch plates
- New carpet on stairs

what's included