



OUTSIDE

- Brick and Hardie® Board construction
- LED soffit lighting

FRONT:

- Covered, wrap-around porch
- Nest® video doorbell (front door)
- Stamped concrete and exposed aggregate, triple-wide driveway
- Side entryway door with Emtek® digital entry keypad

BACKYARD:

- Fully fenced
- Pergola
- Garden beds
- Garden shed
- Stamped concrete patio
- Composite deck with lighting and garden box
- Natural gas line for BBQ
- Double-door access to the garage
- Sconce light fixtures

GROUND FLOOR

- 5-inch engineered oak floors
- Oak staircase with square pickets, stained treads, white risers and stringers and oversized Newel posts
- 9-foot ceilings
- Living room w/ remote-controlled gas fireplace & tiled surround, built-in cabinets, pendant light, & LED pot-lights
- Dining room with crown moulding, bay window, multi-bulb chandelier, and LED pot-lights
- Two-piece washroom w/ hydronic radiant heated floors
- Repurposed decorative original stained glass windows
- Mud room with large patterned hexagon tiles, built-in cabinetry with bench and hooks, Hydronic radiant heated floors, coat closet and garage access
- Entryway door with transom windows and sidelites
- 8-foot tall interior doors, including a double-acting door between the kitchen and the mudroom

KITCHEN

- Cabinetry Package:
 - Soft-close doors and drawers
 - Floor-to-ceiling cabinetry
 - Display cabinets with glass shelves and built-in lighting
 - Under-cabinet lighting
- Quartz countertops
- Electrical outlets with USB connections
- Undermount prep sink
- Dual, eight-foot doors to backyard w/ retractable screens
- Coffered ceiling
- Recessed LED lighting
- 7'5" Island with double-basin, undermount sink, flush breakfast bar and pendant lights
- Pull-out garbage and recycling centre
- Stainless appliance package:
 - Smeg® 48-inch dual-fuel range with double oven, five burners, electric griddle and storage drawer
 - Faber® built-in, illuminated range hood
 - Panasonic® built-in microwave
 - Liebherr® 6.5 x 3-foot refrigerator with double freezer and ice maker
 - Miele® dishwasher w/ upper pull-out utensils rack
 - Built-in, 24-inch beverage centre

SECOND FLOOR

- 3 Bed | 2 Bath
- Laundry with stacked Whirlpool® washer and dryer, built-in storage, laundry tub and sliding barn doors
- 5-inch engineered oak floors
- Primary Suite
 - Gas fireplace with herringbone tile surround
 - Walk-in closet with built-in organizer and window
 - Ceiling fan
 - 6-piece primary ensuite
 - Tall, double vanity with quartz countertop
 - Flush floor, glass-enclosed shower with overhead rain and handheld shower head, and soap niche
 - Hydronic radiant heated floors

LOFT

- 1 Bed | 1 Bath
- Family room
 - Built-in cabinets
 - Gas fireplace with mosaic hexagon tile surround
 - LED pot lights
- Desk niche with storage closet
- Three-piece bathroom
 - Glass-enclosed shower
 - Velux® skylight
 - Hydronic radiant heated floors
- Independent HVAC and Ecobee® thermostat
- Bedroom with double closets

APARTMENT

- 1 Bed | 1 Bath
- Bedroom with vaulted ceiling and LED pot-lights
- Hydronic radiant, in-floor heating throughout
- 3-piece shower with glass sliding door
- 7-inch laminate floors
- Stacked Whirlpool® washer and dryer
- Private, fenced-in entryway from the back of the building and secondary access from inside the garage

KITCHEN:

- LG® over-the-range microwave
- Whirlpool® electric range
- GE® refrigerator
- Cabinets with soft-close drawers and doors
- Quartz counters with undermount sink

MISCELLANEOUS

- Hunter Douglas® window coverings throughout (est. \$20,000)
- Ecobee® smart thermostat (x2)
- Viqua® water softener
- Rheem® Prestige™ on-demand water heater
- Lennox® boiler for hydronic in-floor heating
- Aprilaire® central humidifier
- Broan® central vacuum
- Keeprite® central air conditioners | 2017 (x2)
- Keeprite® gas furnace | 2017 (x2)
- 10-inch baseboards throughout
- Upgraded light fixtures throughout
- 200AMP electrical panel

what's included