



what's included

## OUTSIDE

- Board and batten exterior
- Quiet, family-friendly court
- Three-car driveway with no sidewalk
- Fully fenced
- 11 x 6 ft. Garden Shed
- Covered, wrap-around porch w/ recessed lighting
- Stone, wood-burning pizza oven
- Fire pit
- Gas line for BBQ

## GROUND LEVEL

- Front door with sidelites
- Warm, epoxy-coated concrete flooring with radiant heating
- 9-inch baseboard throughout
- Recessed lighting
- Guest Suite:
  - One bedroom with Berber carpet
  - Three piece ensuite with pedestal sink, and walk-in shower with glass-sliding doors and rain-shower head
- Pine Staircase with glass railing
- Gas fireplace in living room
- Powder room:
  - Floating granite counter top
  - Polished drain pipes
  - Single-lever faucet with marble, vessel sink
- Three glass sliding doors with transom window to the backyard

## KITCHEN

- High-gloss, flat-panel cabinetry
- Quartz countertop
- Island:
  - Waterfall quartz countertop
  - Undermount, flat-bottom sink with single lever faucet and extending rinsehead
  - Microwave shelf
- Counter-depth pantry with barnboard door
- Plaster backsplash
- Backsplash niche with lighting
- Stainless steel appliance package;
  - Viking® gas stove with 5-burners
  - Cyclone® range hood
  - Counter-depth, Samsung® refrigerator
  - Samsung® dishwasher
  - RCA® microwave



## SECOND LEVEL

- 4 Bedrooms | 2 Bathrooms
- Chevron, pine flooring
- 9-inch baseboard
- Pot lights throughout
- Skylights
- Primary suite
  - Walk in closet with custom cabinetry
- Primary ensuite
  - Freestanding bathtub with chrome, UBERHAUS® faucet
  - Floating vanity with double vessel sinks and wall-mounted UBERHAUS® faucets
  - Large walk in glass shower with double UBERHAUS® rain shower heads
  - Floor-to-ceiling 12-inch x 24-inch tile
- Main bath
  - 4 piece, freestanding bathtub with UBERHAUS faucet, walk in glass shower with unique subway tile, UBERHAUS rain showerhead, sky light
- Laundry room
  - Barn door entry
  - LG® inverter DirectDrive™ washer and dryer
  - Floating shelving
  - Recessed lighting

## BASEMENT

- Two-bedroom apartment
- Side entrance from covered porch
- Pot lights throughout
- Laminate flooring
- Separate laundry with washer/dryer
- 3-piece washroom
  - Walk in, class shower with 12 x 24" tile
  - Vanity with vessel sink

## KITCHEN

- Raised-panel cabinetry
  - Fridge gable with extended upper cabinets
  - Pantry
  - Upper cabinets with valence
- Granite countertops
- Subway tile backsplash
- Double, undermount sink
- 12 x 24 tiled flooring
- White appliance package including over-the-range microwave

## MISCELLANEOUS

- Windows and doors replaced (2016)
- Central vacuum with attachments
- Ground-level bedroom closet can be removed to access the basement
- Garage door opener with remote