



GROUND FLOOR

- Front door & sidelite w/ decorative glass inserts
- Main floor laundry
- Inside garage entry
- Living/dining room with crown moulding
- Family room with vaulted ceiling and Majestic® gas fireplace
- California shutters
- Premium hardwood floors in living areas
- Hardwood stairs

KITCHEN

- Premium granite countertops
- Oversized under-mount stainless-steel sink w/ single hole faucet
- Under-cabinet lighting with valence
- Extended upper fridge cabinet
- Side-by-side Frigidaire® fridge with water and ice dispenser
- Built-in dishwasher
- Slide-in glass-top range
- Brick-style stone backsplash
- Breakfast area
- Sliding glass door to patio

SECOND FLOOR

- 3 bedrooms, 2 bathrooms
- Primary bedroom with walk-in closet and 5-piece ensuite
- Second bedroom with 4pc semi-ensuite

BASEMENT

- Unfinished

OUTSIDE

- Premium 56' wide corner lot facing Beaty Trail Park
- Expansive gardens & landscaping throughout
- Orbit complete 3-station sprinkler and irrigation system (plus separate drip lines for porch planters)
- Wrap-around front porch with upgraded vinyl columns
- Interlock stone front steps, porch and French curbing
- 25'x14' concrete rear patio (2022)
- Natural gas line
- Fully-fenced backyard

MISCELLANEOUS

- Improved attic insulation (2018)
- Luxaire® high-efficiency furnace (2019)
- Luxaire® Air conditioner (2019)
- Upgraded high-efficiency toilets (2021)
- Craftsman® garage door openers (x2) w/ remotes
- Beem® central vacuum
- Upgraded lighting throughout

what's included