



what's included

OUTSIDE

- New driveway in 2021
- In-ground saltwater pool
 - Pool liner, Hayward® filter and heater replaced in 2019
 - New pool pump and Jandy® TruClear® chlorinator (2022)
 - Stamped concrete patio and pool surround
- HeimVision security cameras (2021)
- Fully-fenced yard
- Covered deck w/ pot lights & outdoor speakers
- Irrigation System in Front and Backyard
 - Drip lines for planter pots
- 60-amp hookup for future hot tub
- Storage shed on concrete pad
- Natural gas line for BBQ
- Maintenance-free artificial turf

GROUND FLOOR

- Covered front porch
- Entry door with privacy glass and sidelites
- Foyer w/ French doors and entry closet
- Laundry Room
 - Direct garage entry
 - Separate side entrance
 - Storage cabinets and closet
 - Flush countertop w/sink
 - LG® front-load washer and gas dryer
- Family Room
 - Wired 5.1 surround sound
 - Gas Fireplace with natural stone surround and wood mantel
 - Oversized window with unobstructed backyard views
 - Pot lights & crown moulding
- Combined living and dining room w/ crown moulding and double-door entry

KITCHEN

- Whirlpool® Gas stove
- Built-in Microvent® above-range microwave
- Built-in Bosch® dishwasher
- Kennmore® side-by-side fridge with in-door water and ice dispenser
- Colonial-style wood cabinetry
 - Wine rack
 - Fridge gables with extended upper cabinet
- Pot lights
- Breakfast area w/separate pantry
- Double doors to covered deck

SECOND FLOOR

- 4 large bedrooms
- Tubular skylight in hallway
- Hunter Douglas® ceiling fans w/remote
- 4-piece main bathroom
- Primary bedroom
 - 5-piece ensuite with double door entry
 - Jacuzzi tub
 - Double walk-in closets
 - Pot lights
 - Wired for 5.1 surround speakers

BASEMENT

- Fully Finished
- Built-in media centre, office desk and storage
- Large storage room w/ closet and utility access
- Pot and scone lighting
- 2-piece bathroom

MISCELLANEOUS

- Central Vacuum
- Honeywell digital thermostat
- Air conditioner (2020)
- Roof shingles (2021)
- Hot water tank (2020 – rental)
- Sump Pump
- Asphalt driveway (2021)
- Tubular skylight