



OUTSIDE

- Brick and vinyl siding exterior
- Covered front porch with railing and holiday lights outlet
- Double-wide driveway with no sidewalk
- Siding and backing onto greenspace
- CalderaSpas® "Reunion" 7-foot, 7-seat hot tub with cover
- Fully fenced backyard
- Two-tiered deck with privacy wall

BASEMENT

- Fully finished
- Half-bath
- Family room:
 - Custom built-in cabinetry
 - Floating shelves
 - Shiplap feature wall
- Workout/play area with feature wall
- Mechanical room
- Storage area

MAIN LEVEL

- Nine-foot ceilings
- Crown moulding throughout
- Upgraded baseboard and window and door trim with backband
- Oak staircase w/ iron spindles & square posts
- Oak hardwood floors throughout all living areas except bathroom, foyer and mud room
- **FRONT FOYER**
 - Double-door entry with frosted glass, and transom window
 - 12" x 24" tiled floor with brick-pattern configuration
 - Coat closet with double door
- **MUD ROOM**
 - 12" x 24" tiled flooring
 - Garage access
 - Built-in bench and storage
- **DINING ROOM**
 - Wainscoting
 - Recessed LED potlights and upgraded pendant light
- **LIVING ROOM**
 - Coffered ceiling
 - Recessed LED lighting
 - Custom-built white media console with black hardware including open shelves, storage cabinets, and media cable management

KITCHEN

- Recessed LED lighting
- Custom-built cabinetry:
 - Tall upper cabinets
 - Stacked upper cabinets with glass display doors and lighting
 - Upper cabinets w/ crown moulding & valence
 - Fridge gable and extended upper cabinets with counter-depth pantry
 - Pot & pan drawers
 - Spice drawer
 - Garbage and recycling centre
- Under cabinet lighting
- Undermount sink with single-hole faucet with rinse head and soap dispenser
- Subway tile backsplash
- KitchenAid® appliance package
 - Five-burner, slide-in, gas range
 - Counter depth, side-by-side refrigerator/freezer with ice and water
 - Built-in dishwasher
- Island with additional storage, decorative panelling, and flush breakfast bar with pendant lights
- Quartz countertop

SECOND LEVEL

- Four bedrooms | Two full bathrooms
- Hallway with open-to-below staircase plus large window and pendant light
- Oak hardwood flooring and tile throughout
- **PRIMARY BEDROOM**
 - Crown moulding
 - Ceiling fan
 - Large 6'6" x 11'6" walk-in closet
- **PRIMARY ENSUITE**
 - Glass shower & ree-standing tub
 - Custom vanity with double sinks, quartz countertop and shiplap feature wall
- **BEDROOM TWO**
 - Wainscoting
 - Crown moulding
 - Walk-in closet
- **BEDROOM THREE & FOUR**
 - Crown moulding
 - Ceiling fan
- **MAIN BATHROOM**
 - Four piece washroom
 - Separate wash station with quartz counter top vanity

MISCELLANEOUS

- Ecobee® Wi/Fi thermostat
- Custom millwork throughout
- Heat Recovery Ventilator
- Chamberlain garage door openers (x2)
- Storage and tire racks in the garage

what's included