



## OUTSIDE

- Double-wide driveway with paver stone patio *(note that the patio was not completed with permits)*
- Covered porch w/ holiday light outlet & railings
- The garage includes a Craftsman® garage door opener and epoxy coated floors (2019)

## GROUND FLOOR

- Nine-foot ceilings
- Entryway door w/ sidelite & transom window
- Foyer w/ laminate flooring
- Coat closet with mirrored sliding doors
- Powder room with upgraded vanity including undermount sink
- Upgraded archways
- Oak staircase with iron pickets and oak handrail with Newell posts
- Garage access with keypad entry

## KITCHEN

- Laminate flooring
- Shaker-style cabinetry
- Tall upper cabinets with valence and under-cabinet lighting
- Upper corner cabinet with glass insert
- Fridge gables with extended uppers
- Built-in pantry
- Granite countertops
- Island w/ flush breakfast bar & pendant lights
- Recessed LED potlights
- Appliances:
  - Bosch® built-in SuperSilence Plus (40dBA) dishwasher (2020)
  - Panasonic® over-the-range microwave
  - KitchenAid® five-burner gas stove with double oven (2017/2018)
  - Counter depth LG® French-door refrigerator with ice and water dispenser and bottom freezer (2020)

## SECOND FLOOR

- Four Bedrooms | Two Bathrooms
- Family room with ten-foot vaulted ceiling, large windows, maple floors
- Walk-in linen closet with four-tier storage
- Laundry room with laundry tub and included Wi-Fi enabled LG® Steam™ Washer (2021) and LG® Dryer (2021)
- Four-piece main bathroom with double-sink vanity including undermount sink and soft close doors and drawers, glass shower with soap niche and shower bench
- Primary bedroom with maple floors, walk-in dressing room
- Primary ensuite with upgraded vanity including undermount sink, Moen® faucet, and soft-close doors and drawers

## BASEMENT

- Finished basement *(note that no permits were obtained for the construction of the basement)*
- Laminate flooring
- Wet bar w/ tiled backsplash, built-in cabinetry, quartz countertop with undermount sink and single-hole faucet with extending rinse head
- Two spacious finished storage areas
- Rec room with included built-in Paramount® electric fireplace with heater, recessed pot lights and sconce lights
- Bonus room with two windows and closet
- Four-piece washroom with glass-enclosed tub with tiled surround, freestanding vanity with integrated sink and Moen® faucet, and dual-flush toilet

## MISCELLANEOUS

- Water heater (rental w/ Reliance @ \$33.69/month)
- GeneralAire® whole home humidifier
- EnergyStar® home, including a heat recovery ventilator
- Central air conditioner
- Alarm system with motion sensors and keypad
- Electrolux® central vacuum (2015)
- *Special Note: Dark oak floors, which match the staircase, and 12" x 12" tile in the foyer and kitchen are under the laminate floor on the ground level. The laminate floor is floating and not glued or nailed to these materials. The owner installed the laminate as they enjoyed this material's durability and ease of cleaning.*

what's included