



OUTSIDE

- 2-storey, brick and siding elevation
- Double car driveway with 1.5 car garage and ample storage
- Wrap around porch with soffit lighting
- Outdoor holiday receptacle
- Gas line to BBQ
- Driveway/yard professionally landscaped (2022)
 - Patio stones
 - Cedar tree lined back fence
 - Gazebo

MAIN FLOOR

- Oak stairs with metal spindles
- 9-foot ceilings
- 12x24 tiles on entry and through kitchen
- Double door coat closet
- Pot lights throughout
- Separate dining room with oak floors
 - Large chandelier
 - California shutters
- 2-piece powder room
 - Large vanity with undermount sink
- Living room
 - Hardwood floors
 - California shutters
 - Gas fireplace
 - Walkout to backyard
- Laundry room
 - Inside entry from garage
 - Amana® washer and dryer
 - Upper cabinetry
 - Oversize utility sink

KITCHEN

- Full remodel (2022)
- Quartz counters & backsplash
- Cabinetry
 - Shaker-style
 - Modern black hardware
- Island with breakfast bar
 - Double basin undermount sink
 - Large arched faucet
- Pot filler
- Pantry with microwave shelf
- Undercabinet lighting
- Stainless steel appliances
 - Kenmore® glass top stove
 - Kenmore® French door refrigerator with bottom freezer
 - Samsung® dishwasher

SECOND FLOOR

- 3 Bedrooms | 2 Bathrooms
- Carpet on landing and in bedrooms with upgraded under pad
- 4-piece bathroom
- Large linen closet
- Master bedroom
 - Walk in closet and second double door closet
 - Double ceiling fans
 - 5-piece ensuite
 - Large glass enclosed shower
 - Double sink vanity
 - Large soaker tub

BASEMENT

- Fully finished (2022)
 - Building and ESA permits
 - Oversized basement windows
- Electric fireplace
- Wet-bar
 - Bar fridge (included)
- 3-piece bathroom

MISCELLANEOUS

- Mechanical
 - 200 Amp electrical service
 - Water-softener (owned)
 - Sump pump
 - Air conditioner (2023)
- Central vacuum
- Aria® vents
- Security system
- Smart switches (basement)
- Nest® thermostat
- Holiday outlets

what's included