



## GROUND FLOOR

- 2-piece bathroom
  - Vanity with storage drawers, 3-hole Moen® Faucet
- Tiled entryway with closet
- Separate den/home office
- Crown moulding throughout
- Pot lights and updated light fixtures throughout
- Laminate flooring throughout
- Smooth ceiling
- Hardwood oak stairs with white risers
- Square pickets with newel posts
- Living room
  - Lennox fireplace with stone feature wall and wood mantle
  - Wired for surround sound

## KITCHEN

- White shaker style cabinets
- Samsung® French door fridge with freezer
- Samsung® stove
- Samsung® dishwasher
- Whirlpool® microwave
- Under cabinet lighting
- Island with faux panelling and 3 new pendant lights
- Quartz countertops and backsplash
- Breakfast area with double sliding door to backyard

## SECOND FLOOR

- 3 bedrooms | 2 bathrooms
- Laminate floors throughout
- Office nook (or kids play area!)
- Primary bedroom
  - Walk-in closet
  - 4-piece ensuite with double vanity and super shower with glass enclosure
- Main bathroom
  - 4-piece
- Second bedroom
  - Large windows
  - Double sliding closet doors
- Third bedroom
  - Double sliding closet doors
- Linen closet
- Laundry room with tiled floor
  - Samsung® steam high efficiency washer and dryer

## OUTSIDE

- 2 car driveway w/ no sidewalk
- Covered front entrance
- Holiday light receptacle

## BASEMENT

- Unfinished with 3-piece rough-in for bathroom
- Heat recovery ventilation system
- Hot water recovery pipe
- Laundry sink
- Sump pump
- Armstrong air furnace (2020)

## MISCELLANEOUS

- Keyless direct entry from garage
- Chamberlain garage door opener
- Sun country electric vehicle charger
- Freshly painted (2024)

*what's included*