



what's included

GROUND FLOOR

- Ten-foot ceilings with crown moulding & 8-foot doors throughout
- Hardwood floors throughout with 6 ½" engineered white oak hardwood
- Pot lighting throughout
- Entryway with double doors & walk-in closet
- Office with coffered ceilings and double glass doors
- Dining room with coffered ceilings
- Beverage center with KitchenAid® bar fridge, quartz countertops, and tall glass upper cabinets
- Family room with coffered ceilings, gas fireplace, and built-in-surround system with media management
- Oak staircase with iron pickets and oak handrail with square newel posts
- Mudroom with garage access, keypad entry, closet, quartz countertops with cabinet storage
- Powder room

KITCHEN

- Shaker-style cabinetry with tall stacked-uppers, extended double pantry, and work desk
- Soft-close hardware
- Double pot and pan drawers
- Tiled backsplash with textured subway tiles
- Quartz countertops with under-mounted sink
- Island with flush breakfast bar and pendant lights
- Appliances:
 - Stainless-steel KitchenAid® Professional series package
 - Range – slide-in 36" with 6 burners, smart feature, and duel fuel
 - Built-in pull-out microwave with auto open and close
 - 36" counter-depth french door platinum interior refrigerator, with ice and water features
 - Chimney-style exhaust hood vent

SECOND FLOOR

- Nine-foot ceilings with crown moulding throughout
- 6 ½" engineered white oak hardwood throughout
- Primary bedroom with coffered ceilings and large walk-in-closet
 - Primary ensuite with freestanding soaker tub, glass-enclosed shower, and double vanity with quartz countertops and under-mounted sinks
- Walk-in linen closet
- Double linen closet
- Laundry room with quartz countertop, under-mounted sink, upper cabinet storage, high capacity top load washer and front load dryer – Whirlpool®
- Four-piece Jack and Jill bath with private water closet
- Secondary Suite with four-piece ensuite and walk-in

BASEMENT

- Finished basement with extended ceiling height
- Carpeted flooring
- Extended, look-out windows
- Pot lights
- Rough-in for three-piece bathroom
- Cold-storage
- Sump pump

GARAGE

- Epoxy flooring with anti-slip texture
- Wired for EV charging
- Wifi-enabled garage door openers
- Central vacuum cleaner

OUTSIDE

- All stone and brick exterior
- Double-wide driveway
- Covered porch
- Soffit pot lights
- Premium Lot – 40' x 112 that is backing onto and adjacent to greenspace
- Double driveway

MISCELLANEOUS

- Window coverings throughout – bedrooms feature blackout coverings
- Tankless hot water heater (rented \$45.53)
- Airmx® furnace with advanced Aprilaire® filter system
- Aprilaire® whole home humidifier
- Smart thermostat
- Alarm system – Deluxe Alarms® (monitor available – \$36 monthly)
- Security cameras system – three cameras
- Upgraded Oakridge® roof shingles