



## GROUND LEVEL

- Tiled foyer with 12" x 12" tiles
- Entryway door dual sidelite windows and arched transom window
- Coat closet with double-doors
- Two-piece washroom with sliding barndoor

## KITCHEN

- 12" x 12" tiled floor
- Breakfast area with glass-sliding doors to the backyard
- Island with upgraded panelling, flush breakfast bar, pendant light fixture, and additional electrical outlet
- Tiled backsplash
- No bulkhead
- Cabinet Package:
  - Raised panel cabinetry
  - Tall upper cabinets with valence, crown moulding, and under cabinet lighting
  - Upper corner cabinet with glass insert
  - Fridge gable with extended upper cabinets
  - Pot & pan drawers
- Appliances:
  - Whirlpool® refrigerator with ice maker
  - Whirlpool® built-in dishwasher
  - Whirlpool® electric, glass-top range
  - Whirlpool® over-the-range microwave

## SECOND LEVEL

- Nine-foot ceilings
- Hallway with two art niches
- Dark oak hardwood floors
- Separate dining room
- Living room with gas fireplace and TV-ready wall
- Oak stairs and railing throughout

## THIRD LEVEL

- Family room with second gas fireplace and TV-ready wall
- Tall ceilings with oversized windows
- Oak hardwood flooring

## FOURTH LEVEL

- Three bedrooms | Two washrooms
- Laundry room with included Samsung® washer and dryer with pedestals, built-in laundry tub with storage
- Primary bedroom with walk-in closet
- Five-piece primary ensuite with:
  - Double-sink vanity including shaker-style cabinetry and full-length mirror
  - Soaker tub
  - Glass shower
- Bedrooms two and three with a four-piece Jack & Jill ensuite bathroom
- Bedroom three with a vaulted ceiling and a walkout to an open balcony

## OUTSIDE

- Brick and stone exterior
- Spacious portico with tall archways
- Double-car garage
- Inground salt-water pool with a waterfall (19'9" x 11'6")
- Extensive hardscape with paver stone front patio, walkway, and large backyard patio
- Seven Seater HotSpring® Hot Tub

## BASEMENT

- Unfinished
- Large, above-grade windows

## MISCELLANEOUS

- Telus alarm system with digital touchscreen panel, motion and door sensors  
*(equipment is included if assumed at \$40/month + HST)*
- Water heater (owned)
- Water softener (owned)
- Central vacuum system with accessories
- Energy Star home with a heat recovery ventilator

what's included