



GROUND LEVEL

- Spacious entrance with 12x12 tiled floor & coat closet
- Oak hardwood flooring
- 9' ceilings
- Nest thermostat
- Gas fireplace
- Oak staircase
- **Powder room**
 - Upgraded vanity with quartz countertop
 - Mirrored frame, mirror
 - Shelving

KITCHEN

- Extended height, shaker cabinets
- Granite countertop
- Mosaic tile backsplash
- Double, stainless steel sink with pull down faucet
- Double, sliding doors to backyard
- **Stainless steel appliance package:**
 - Kitchen Aid French door refrigerator with external ice & water dispenser
 - Kitchen Aid 30inch, convection range
 - Whirlpool over the range microwave
 - LG, Smart, built in dishwasher

SECOND FLOOR

- Sunken family room with large windows and hardwood floors
- Hardwood flooring throughout hallway
- 2 spacious bedrooms with large closets and plush carpet
- **Main Bath**
 - Flat panel vanity
 - 12x12 tile floor
 - Shower/bath combo
- **Primary Suite**
 - 2 large closets
 - Plush carpet
- **Primary Ensuite**
 - Flat panel vanity
 - 12x12 tile floor
 - Shower/bath combo

BASEMENT

- Fully finished by builder (The Conservatory Group)
- Lots of storage room
- Plush carpet
- Navien, Tankless water heater (Rental)
- Goodman furnace
- Whirlpool washer/dryer combo & laundry tub

OUTSIDE

- Covered front porch
- Custom address sign
- Holiday outlet
- Ring doorbell camera
- Keypad entry
- Double entrance doors
- **Backyard**
 - Double, sliding door to exterior
 - Wood deck
 - Interlock stone patio
 - Fully fenced
 - Backing onto greenspace
 - Beautifully landscaped with mature foliage for extra privacy

MISCELLANEOUS

- Heat recovery ventilation system
- Garage door opener with MyQ
- Garage storage shelf
- Outdoor camera by garage

what's included