



OUTSIDE

- All brick exterior
- Covered front porch
- Stone walkway & patio
- Large double driveway with 4-car parking
- Gazebo

GROUND FLOOR

- Tiled foyer with transom window, sidelights
- Two double-wide coat/linen closets
- 9-foot smooth ceilings throughout
- Curved hardwood staircase with wrought-iron spindles
- Den enclosed with double glass French doors and hardwood flooring
- Dining room has a double-sided natural gas fireplace with built-in shelving, an opening to the family room, and hardwood floors
- Living room with double-sided natural gas fireplace and built-in shelving
- 2-piece powder room
- Mudroom with garage access, laundry basin, LG® front-loading washer and dryer, built in bench and storage

KITCHEN

- Tall upper cabinets with crown moulding, under-mounted lights, and upper accent lighting
- Counter-depth pantry with workspace
- Stainless steel appliances package
 - Samsung® - Side-by-side refrigerator with built-in ice and water dispenser
 - Samsung® - Electric 4-burner range with warming zone
 - Bosch® - Dishwasher
 - Chimney-style hood vent
- Tiled stone backsplash
- Granite countertops and an island with a bevelled edge and an extended breakfast bar, and pot and pan drawers
- Eat-in breakfast area with backyard access

SECOND FLOOR

- Four bedrooms | Three bathrooms
- Walk-in linen closet
- Primary bedroom with two walk-in closets, 5-piece ensuite including soaker tub and glass enclosed shower, security keypad, and balcony
- Loft space ideal for a second living area or teenage hangout, or can be enclosed to create a 5th bedroom
- Fourth Bedroom with private 3-piece ensuite and walk-in closet
- Second and third bedroom with Jack-and-Jill bath

BASEMENT

- 3-piece bathroom rough-in
- Sump-pump (2025)
- Furnace - Trane® (2025)

MISCELLANEOUS

- Double garage with electric openers (Synoris® x2) and tall 11.5-foot ceiling height
- Central vacuum rough-in
- Central Lennox A/C unit
- Hornbill® keyless entry door lock
- Whole-home Heat Recovery Ventilator (HRV)

what's included