



OUTSIDE

- Brick and vinyl construction
- Covered front porch
- Black-framed windows
- Mutual laneway to private rear yard and parking
- Backyard with stone patio and privacy fence

GROUND FLOOR

- Foyer with 12" x 24" tiled floor and coat closet
- 12'6" vaulted ceiling with rough-in for ceiling fan
- Living room with oak floors, remote-controlled gas fireplace, and stained glass windows
- Dining area with five-bulb pendant light and double-wide pantry with sliding doors
- Door with glass insert to backyard and basement access
- Beverage or sitting nook with under-stairs storage areas
- Bedroom with a closet including mirrored accordion-style doors
- Three-piece washroom with glass, frameless shower including a fixed and a handheld showerhead, vanity with integrated sink and built-in storage

KITCHEN HIGHLIGHTS

- Custom-built, shaker-style cabinetry
- Solid wood cabinet and drawer faces
- Soft-close doors and drawers
- Pot & pan drawer
- Lower corner cabinet with piano hinge and over-sized storage
- Fridge gable with extended upper cabinet
- Upper cabinets with valence, crown moulding, plus upper and under-cabinet lighting
- Island with;
 - Decorative panel surrounds;
 - Flush breakfast bar;
 - Undermount double-basin sink with single-lever faucet and extending rinse head
 - eSpring® water filtration system
 - Built-in soap dispenser
- Peninsula with space for prep, serving, and spreads
- Tiled backsplash
- Samsung® French-door, bottom-freezer refrigerator with automatic ice maker
- Samsung® electric range
- Samsung® over-the-range microwave
- Stainless steel built-in dishwasher

SECOND FLOOR

- Oak stairs with white risers, stained treads, stained railing and Newel post with white pickets and Liteline Fusion® integrated and trimless lighting
- Skylight with remote-controlled skylight and solar-panel charging
- Upper landing
- **PRIMARY SUITE**
 - Oak hardwood floors
 - Built-in wardrobe with soft-close doors and drawers
 - Vaulted ceiling
 - Laundry with included LG® front-load washer and dryer plus in-ceiling storage
 - Zebra-style blinds and a remote-controlled, power blackout shade
 - Auxiliary, remote-controlled Mitsubishi® heat pump (heating and cooling)
- **PRIMARY BATHROOM**
 - Heated tiled floors
 - Glass-enclosed shower with soap niche, sliding glass door, and dual Riobel® showerheads
 - Vanity with quartz counter and undermount sink and Riobel® faucet

BASEMENT

- Carpeted stairs to tiled landing
- Carpeted floors with subfloor
- Recessed LED lighting
- Living area and desk niche
- Laundry tub
- Two bedrooms with closets and carpeted floors
- Four-piece washroom including shower/tub combo and dual-flush toilet

MISCELLANEOUS

- 125AMP electrical panel
- Generlink® generator power backup connection
- Recessed LED lighting throughout the upper levels
- Alarm system sensors including door, window, motion, and glass-break, plus two hardwired cameras (front porch and rear entry)
- New windows throughout | 2021 (except for the kitchen)
- Addition | 2021
- Hosue roof | 2021
- Garage roof | 2011
- Rinnai® on-demand water heater (owned)
- Whole-home humidifier
- Goodman® gas furnace
- Central A/C
- Sewer backflow valve | 2011

what's included