

EXTERIOR

- Two-storey brick exterior with classic architectural detailing.
- Double-car garage with inside entry and separate side entry.
- Covered front entry with arched brick detail.
- Modern black front door with sidelites and arched transom window.
- Keyless front door entry.
- Second-floor covered balcony overlooking the front yard.
- Mature trees and established landscaping with irrigation system.
- Stone walkway leading to the front entrance.
- Landscaped front garden beds with shrubs and decorative stone accents.
- Private backyard retreat with in-ground, heated, saltwater pool with sheer descent waterfall feature.
- Interlock stone patio and manicured garden beds surrounding the pool and lounge areas.
- Built-in pool steps for easy entry.
- Raised stone coping and retaining details around the pool.
- Elevated composite deck off the rear of the home with under-deck storage.
- Multiple outdoor living zones for dining, lounging, and entertaining.
- Covered lounge/gazebo area for shaded seating.
- Fully fenced backyard.
- Side lawn area ideal for kids, pets, or additional outdoor space.
- Stone steps and patio transitions connecting the deck, pool, and yard.
- Walk-out-style access from the rear of the home to the outdoor entertaining area.

MAIN FLOOR

- Large front foyer with entry closet and separate built-in storage, including hanging space, drawers, and shoe storage.
- Renovated powder room with free-standing, cabinet-style vanity, quartz counter, gold-toned fixtures, and modern lighting.
- 12" x 24" ceramic tile flooring in the foyer & powder room.
- Dark bamboo flooring through the main living areas.
- Piano-style hardwood staircase to upper floors.
- Formal front dining area and separate living room with large windows.
- Natural gas fireplace with detailed mantel.
- Main-floor laundry room with custom cabinetry, upper storage, lower drawers, folding counter, and pantry-style cabinet with broom closet.
- **Laundry Appliances:**
 - Whirlpool® smart front-load washer - FreshFlow™ Vent System; FanFresh® option.
 - Whirlpool® front-load electric dryer - Advanced Moisture Sensing; Wrinkle Shield™ option.

MAIN KITCHEN

- Complete custom kitchen renovation, 2025.
- Full-height custom cabinetry with soft closing mechanisms, crown moulding and royal brass hardware.
- Centre chef's island with wraparound seating and storage cabinetry on both sides.
- Quartz countertops throughout.
- Oversized single-basin undermount sink with single-hole pull-down faucet and window above.
- White elongated hexagon tile backsplash
- Under-cabinet lighting with finished lower valance.
- Refrigerator framed by pantry-style cabinetry.
- Pull-out spice storage beside prep area.
- Built-in garbage and recycling pull-out below the sink area.
- Storage drawers below bay-window bench.
- Pot lights throughout flat-finish kitchen ceiling.
- 24" x 24" ceramic tile flooring.
- Dedicated prep zones at the island, sink, and cooking area.
- Breakfast area with built-in custom bay-window bench seat and pull-out storage drawers.
- Large picture window behind breakfast bench with motorized custom shade for convenience.
- Open connection to dining/living area & large garden-door walkout to rear yard.
- **Kitchen Appliances**
 - Whirlpool® 36" counter-depth French door refrigerator - Fingerprint-resistant stainless steel finish; Interior water dispenser and ice maker; LED interior lighting.
 - Whirlpool® 5-burner gas cooktop - Stainless steel surface; Continuous cast-iron grates; Front control knobs.
 - Whirlpool® built-in double wall oven - Fingerprint-resistant stainless steel finish; Fan convection cooking; Air Fry mode; Frozen Bake™ technology; Rapid Preheat; Steam Clean option; Wi-Fi-enabled smart oven features.
 - Whirlpool® built-in microwave with slim trim kit - 900-watt cooking power; 1.1 cu. ft. capacity; Tap-to-open door.
 - KitchenAid® 24" built-in dishwasher - 44 dBA operation; 3 loading racks; 16-place-setting capacity; 360° Max Jets™ Third Rack; Advanced Clean Water Wash System; Stainless steel interior; PrintShield™ stainless steel finish.

SECOND FLOOR

- **Family Room**
 - Mid-level family room positioned between the main floor and the second floor.
 - Custom built-in media wall.
 - Full-height feature wall with Napoleon® electric linear fireplace with heat and lighting options.
 - Recessed 75" LG® TV with swivel mount above fireplace, included with the home.
 - Recessed media shelf with electrical receptacles below TV.
 - Built-in cabinetry with quartz countertops on both sides of the fireplace wall.
 - Custom floating shelves flanking the media wall.
 - Walkout to covered front balcony via oversized garden door with glass insert and transom window.
 - Recessed LED ceiling lighting.
- **Bedroom 2**
 - Vaulted ceiling with three arched front-facing windows.
 - Wide-plank premium laminate flooring with wire-brushed finish.
 - Semi-ensuite access to 4-piece main bath.
- **Bedroom 3**
 - Three arched side-facing windows.
 - Wide-plank premium laminate flooring with wire-brushed finish.
 - Semi-ensuite access to 4-piece main bath.
- **Primary Bedroom**
 - Double-door entry and dual walk-in closets.
 - Wide-plank premium laminate flooring with wire-brushed finish.
- **Primary Ensuite Bathroom**
 - Completely renovated in 2020.
 - Cementina black-and-white 8" x 8" glazed ceramic encaustic floor tile.
 - Floating solid-surface vanity with integrated double sinks, single-hole faucets, and pull-out drawer storage.
 - Tall linen/storage cabinet.
 - MAAX® deep-soaker tub with tile surround.
 - Glass-enclosed shower with rain shower head, separate shower wand, shower seat, soap niche, and hexagon tile floor.
 - Recessed lighting.

what's included

BASEMENT

- Fully finished lower level.
- Large above-grade windows with motorized, room-darkening zebra shades.
- Wide-plank premium laminate flooring with wire-brushed finish.
- Large recreation room/living area with recessed lighting.
- Separate den, office, or guest area with bathroom access.
- Fully finished under-stairs storage room.
- **Basement Bathroom**
 - Sliding barn-door-style entry door.
 - Heated Merola Harmonia Classic black ceramic floor tile.
 - Two separate vanity stations with white integrated vanity tops, rectangular sinks, and open lower shelving with towel storage.
 - Matte black single-hole faucets.
 - Freestanding oval deep-soaker tub with floor-mounted tub filler and handheld wand.
 - Recessed lighting.
 - Walk-in glass shower enclosure with flush, zero-threshold entry from the bathroom floor.
 - Ceiling-mounted square rain shower head.
 - Wall-mounted handheld shower wand.
 - Separate wall-mounted shower and temperature controls.
 - Recessed soap niche.
 - 12" x 24" white wall tile installed to ceiling height.
 - Direct access to over-sized walk-in closet.

Basement Kitchen

- Custom shaker-style cabinetry with soft-close mechanisms.
- Quartz countertops.
- Breakfast bar seating.
- Charonne Nero matte-finish porcelain tile backsplash.
- Upper cabinet valance with under-cabinet lighting.
- Double-basin undermount sink with pull-down kitchen faucet.
- Full-height pantry with wood slide-out drawer inserts.
- Built-in garbage and recycling pull-out.
- Recessed lighting throughout kitchen area.

Basement Kitchen Appliances

- 36" KitchenAid® French door refrigerator - PrintShield™ black stainless finish; 25 cu. ft. capacity.
- 30" KitchenAid® slide-in electric range - 6.4 cu. ft. oven capacity; 5 cooking elements, including warming zone; Even-Heat™ True Convection; EasyConvect™ Conversion System; Steam rack; AquaLift® cleaning system; Glass touch controls; Black stainless steel finish.
- KitchenAid® over-the-range microwave - Over-the-range microwave hood combination; 900-watt convection microwave; Built-in ventilation over range; Black stainless finish.
- 24" KitchenAid® dishwasher - 44 dBA operation; Third-level rack; Bottle Wash feature; Clean Water Wash System; Advanced ProDry™ System; Black stainless steel finish.

MISCELLANEOUS / MECHANICAL

- Ecobee® Wi-Fi thermostat.
- Jandy® pool heater, 2025.
- iAquaLink 2.0 intelligent pool control with mobile features.
- High-efficiency, Energy Star® rated Continental C96 gas furnace, 2023.
- Siemens® EQ Loadcentre 125-amp electrical panel.
- OVO® 700 airwatts central vacuum system with hybrid filtration system.
- Carpet-free home with hardwood, laminate, and tile flooring throughout.
- Separate side-entry door into garage with keyless entry and easy basement access.

WINDOWS & DOORS

- \$70,000 Nordik Windows & Doors package, installed in 2025.
- RevoCell Collection window replacements throughout the home; basement windows not included.
- Triple-pane glass upgrade on windows.
- Low-E glass with argon gas.
- ENERGY STAR® certified Most Efficient window package.
- Iron Ore exterior window colour with white interior finish.
- Exterior capping and colour-matched finishing details.
- Colonial interior trim around windows and doors.
- Custom half-moon window assemblies.
- Front entry door with sidelites and elliptical transom, finished in Iron Ore inside and out.
- Matte black door hardware and hinges.
- Front balcony door with rectangular transom.
- Rear door with Low-E argon glass.
- 25-year transferable Nordik warranty on products, installation, parts, labour, and service, subject to invoice terms.



what's included