



GROUND FLOOR

- Front door with glass insert & 2 sidelights
- Smooth ceilings
- Foyer with 12" x 24" marble tiles
- Solid ¾" x 4 ¼" Quarter Sawn Oak floors
- New Oak stair treads, metal spindles and newel post (2022)
- **POWDER ROOM**
 - 12" x 12" tiles
 - Vanity with molded sink, toilet, exhaust fan
- **MUDROOM**
 - LG® Washer with HydroShield™ Technology
 - LG® Dryer with Smart Drum™ Technology™
 - 12" x 12" tiles
 - Cabinets and utility sink with entry to the garage
- **FAMILY ROOM**
 - Solid ¾" x 4 ¼" Quarter Sawn Oak floors with Oak flush-mount vent
 - Crown molding
 - Gas fireplace (2024) with brick hearth and surround
 - Hunter Douglas® blinds
 - Painted (2026)
 - Window (2019)
- **LIVING ROOM**
 - Solid ¾" x 4 ¼" Quarter Sawn Oak floors with Oak flush-mount vent
 - Crown molding
 - California shutters
- **DINING ROOM**
 - Solid ¾" x 4 ¼" Quarter Sawn Oak floors with Oak flush-mount vent
 - Crown molding
 - California shutters, Window (2019)

KITCHEN (REMODELLED)

- **FRIGIDAIRE® GALLERY STAINLESS STEEL APPLIANCE PACKAGE**
 - Counter-depth French door refrigerator with water & ice dispenser & bottom freezer
 - 5 burner convection oven
 - Dishwasher
 - Built-in microwave
- Porcelain backsplash
- Soft close shaker style cabinets with beveled edges
- Cabinet crown molding and light rail molding
- Under cabinet lighting
- Granite counter-top with beveled edges
- Black stone granite sink
- Hunter Douglas® blinds
- Soft-close drawers
- LED pot lights
- New light fixture (2026)
- Solid ¾" x 4 ¼" Quarter Sawn Oak floors with Oak flush-mount vent
- Window (2019)
- Sliding door with inside blinds

SECOND FLOOR

- Four bedrooms | Two bathrooms
- Solid ¾" x 4 ¼" Quarter Sawn Oak floors (2022) with Oak flush-mount vent in bedrooms and hallway
- **PRIMARY BEDROOM**
 - California shutters
 - Crown molding
 - 4-piece bathroom (remodelled), vanity with marble counter with undermount sink, tiled shower with wall niche, 12" x 12" tiles
 - New bathroom window (2026)
 - Walk-in closet with closet organizers
- **2ND, 3RD & 4TH BEDROOMS**
 - Back bedroom window replaced (2026) other 2 bedroom windows replaced 2010
 - California shutters, 1 bedroom has new blinds
- 4-piece bathroom (remodelled): vanity with marble bevelled edge counter top with undermount sink, tiled shower, 12" x 24" floor tiles, new bathroom window (2026), blinds
- Linen closet

BASEMENT

- Painted (2023)
- Luxury Vinyl Plank with cork backing floors (2023)
- Office
- Rec room
- Utility & storage rooms with auto sensor lights
- Cold room with auto sensor lights

OUTSIDE

- Stone coated steel roof (2017)
- Vinyl siding, soffit, fascia, eavestroughs and downspouts (2017)
- Gutter guards on lower level eavestroughs
- Brick and vinyl exterior
- Professionally landscaped
- Paver stone walkway, porch & entrance pillar with integrated lighting
- Fully fenced backyard with wood deck
- Steel side door to mudroom (2022)
- 16' x 20' back deck (2020)
- Back door to garage
- No sidewalk in front

MISCELLANEOUS

- Carrier® furnace
- Trane® XR11 air conditioner
- Carrier® whole home humidifier
- Hot water tank - owned (2024)
- Culligan® water softener - owned (2021)
- Sump pump
- Bar-B-Q gas line