



OUTSIDE

- Covered front porch
- Front door with decorative privacy glass and casement sidelight windows
- Covered back deck with all-season built-in barbeque station with Vent-a-hood range fan
- Patio area with composite decking, Hot Tub and manual awnings
- Widened driveway with French-curbing
- Separate side-door entry to laundry/mud room
- Separate entry door from garage to side yard
- Sliding door from Hot Tub deck to family room
- Sliding door from BBQ deck to kitchen
- Dominion Spas L740 Hot Tub
 - 5-person seating + lounger
 - 40 stainless steel hydrotherapy jets
 - Multi-colour LED lighting
 - Waterfall feature
 - Extreme North Insulation package
 - Digital Balboa and wi-fi smartphone controls
- Additional wi-fi controlled items;
 - Govee® RGBIC soffit and driveway lighting
 - Full coverage sprinkler/irrigation with Inkbird control system
 - Nest® doorbell and thermostat
 - Nest® X Yale app-enable keyless front-door entry

GROUND FLOOR

- Large entry foyer with scone and recessed lighting
- Front entry closet
- Large-format 48"x24" Centura Porcelain tile in Soapstone grey finish throughout main entry level and kitchen with matching Aria vents
- Powder room with free-standing vanity and integrated acrylic basin with single-hole faucet
- Laundry/mud room with pantry and upper and lower storage cabinetry, deep single-basin sink
- Front-load Kenmore® washer and dryer
- Separate side entrance door with glass window insert
- **FAMILY ROOM**
 - Brick and stone feature fireplace with natural gas insert
 - Recessed lighting
 - Sliding door walkout to backyard/hot tub area
 - Rustic solid hardwood flooring with rich natural variation
- **LIVING/DINING ROOM**
 - Picture window overlooking front yard
 - Solid hardwood flooring
 - Crown moulding
 - Built-in corner display with glass shelving and recessed feature lighting

KITCHEN

- Crown moulding with smooth ceiling finish
- Recessed lighting
- Refinished cabinetry with modern black hardware
- Upper cabinet crown moulding
- Lower cabinet valence with under-cabinet lighting
- Custom under-counter wine-rack
- Superstone® Quartz countertop and backsplash in "Platinum Carbone" finish
- Samsung® French-door refrigerator with beverage center, dual ice maker and SmartThings® connectivity
- Frigidaire® Gallery 1,000-watt over-the-range microwave w/built in ventilation system
- Frigidaire® Gallery built-in dishwasher with smudge-proof stainless-steel finish
- Frigidaire® Gallery 30" induction range with responsive induction cooktop, built-in air fry with rack, convection cooking, quick preheat and smudge-proof stainless-steel finish

SECOND FLOOR

- Three bedrooms
- Solid hardwood flooring
- **MAIN BATH**
 - Heated slate tile floor
 - Separate shower with glass door enclosure
 - Crown moulding
 - Recessed lighting
- **PRIMARY BEDROOM**
 - Crown moulding with smooth ceiling finish
 - Bedside light switches
 - Double closets
- **PRIMARY ENSUITE**
 - Heated tile flooring
 - Extended vanity with makeup area
 - Acrylic countertop with integrated corner sink and 3-hole faucet
 - Glass-enclosed step-in shower with additional shower wand and adjustable shower heads
 - Crown moulding with smooth ceiling finish
 - Recessed lighting

BASEMENT

- Living room with oversized, above-grade window
- Built-in Murphy Bed with display shelves and storage pantry
- 12" x 24" ceramic tile
- Large crawl-space storage
- Finished storage/pantry room
- Rec room with crawl space and utility room

MISCELLANEOUS

- Kitchen appliances (2025)
- Hot Tub (2022)
- Furnace (2023)
- Water Softener & Filtration (2023)
- Air conditioner (2023)
- Hot water heater (2023 - owned)
- Main floor renovations (2025)
- Nilfisk Supreme 150 Central Vacuum with car-cleaning extension
- Insulated garage doors with openers (1 WiFi controlled)
- GeneralAire whole-home humidifier (2023)
- California shutters

what's included