

4 bed | 3.5 bath | 2300 sqft

Specs & Features

FEATURES

- 2-Storey Semi-Detached Infill
- Approximately 2,300 Square Feet of Total Living Space (1,568 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down)
- 3.5 Bathrooms
- Fully-Developed Basement with Rec Room, Full Bathroom and large Fourth Bedroom w/ Walk-In closet
- Oversized Windows Throughout
- Engineered Hardwood Flooring and Cut Pile Carpet with Upgraded 10lb Underlay
- High-Profile Casing and Trim Throughout

MAIN FLOOR

- 10' Ceilings
- Wide-Plank Engineered Hardwood Flooring
- Tiled Front Entrance with Built-In Closet
- Central Kitchen with Quartz Countertops, White Lacquered Cabinets, Under Cabinet Lighting, Full Wall Pantry with Pull Out Drawers and Tile Backsplash
- Samsung Appliance Package
- Large 8' Central Island with Pull Out Garbage and Recycling Drawers
- Formal Dining Room with Oversized Window, and Decorative Light Fixture
- Open-Concept Living Room Gas Fireplace, Built-In Millwork/Shelving, Tile Surround, and Oversized Sliding Glass Doors
- Tiled Mudroom with Custom Millwork, Built-In Full Height Lockers, Built-In Bench, and Hooks
- 2-Piece Powder Room, Vanity, Quartz Countertops, and Undermount Sink

UPPER FLOOR

- 9' Textured Ceilings (Painted ceilings optional)
- Upgraded Carpet with 10lb Underlay
- Masters Quarters with Vaulted Ceiling, Large Walk-in Closet with Custom Millwork
- Private 5-Piece Ensuite Bathroom, Heated Tile Flooring, Dual Undermount Sinks, Quartz

Countertops, Freestanding Soaker Tub, Oversized Shower with Glass Door, Body Jets and Full-Height Tile Detailing

- Two Additional Bedrooms with Built-In Closets with MDF Shelving
- Main Bathroom with Undermount Sink, Tile Flooring, and Full Height Tile Tub Surround
- Laundry Room with Tile Floors, Quartz Countertops, Tile Backsplash, Upper/Lower Cabinetry, and Hanging Rod.

BASEMENT

- Fully Developed with Theatre, Fourth Bedroom (or Home Gym optional), and Full Bathroom with Walk-In Shower.
- 9-Foot Textured Ceilings (Painted Ceilings Optional) and Upgraded Carpet with 10lb Underlay
- Theatre Room with Built-In Entertainment Center
- Optional Wet Bar with Quartz Countertops, Lacquered Cabinets, Tile Backsplash, Beverage I Fridge, and Prep Sink

PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 50-Gallon Hot Water Tank

EXTERIOR

- Hardie Board, Smartboard, and Stucco
- 21' x 10' Brushed Concrete Patio (optional) with Gas Line for BBQ (Included).
- Brushed Concrete Walks
- Pressure Treated Fences with Two Gates to Front Yard and Back Lane
- Landscaping Package with Sod in Front and Back
- Double Detached Garage

WARRANTY

- Progressive New Home Warranty

**RMS measurements taken from builder's plans & subject to change upon completion.*