

# *Special Features & Finishes*

## INTERIOR

- Modern Front Entry French Doors - 2019
- Hardwood Oak Flooring - 2019
- New Carpeting - 2024
- Updated Bathrooms - 2019

## MECHANICAL

- Air Conditioner - 2024
- Air-Conditioner - 2026
- Furnace Lennox Blower Motor - 2020
- Hot Water Heater - 2024
- Windows by Nordik - 2026

## EXTERIOR

- Shingles - 2016
- Garage Doors - 2019
- New Driveway Scheduled In May
- Two Car Driveway With Two Car Garage
- Front Yard Interlock Walkway
- Professional Landscaping & Hardscaping
- Located in a quiet family-friendly neighbourhood
- Pie Shaped Lot
- Electrical Connection Installed For Hot Tub

## BACKYARD

- Spacious Backyard
- Rear Decking - 2023
- Multiple Walkouts To Backyard From Kitchen, Living Room & Laundry Room
- Expansive Border Gardens
- Lower Patio Lounge Area
- Mature Trees Bordering Property For Privacy



## MAIN LEVEL

### LIVING ROOM

- Hardwood Flooring
- Bay Window Overlooking Frontyard
- Walk through to Dining Room

### KITCHEN

- Open Concept Eat-In Kitchen
- Granite Countertops
- Porcelain Tile Flooring
- Overlooking Backyard
- Open Concept To Family Room
- Walk-Out To Rear Deck

### FAMILY ROOM

- Wood Burning Fireplace With Brick Surround & Wood Mantle
- Hardwood Flooring
- Walk-Out To Backyard

### DINING ROOM

- Centre Pendant Light
- Walkthrough To Kitchen & Living Room
- Bay Window Overlooking Backyard

### LAUNDRY & MUDROOM

- Porcelain Tile Flooring
- Washer & Dryer With Laundry Sink (As-Is)
- Built-In Cabinetry
- Separate Walkouts To Garage & Backyard



## SECOND LEVEL

### PRIMARY BEDROOM

- Triple Windows Overlooking Frontyard
- 3-Piece Ensuite Bathroom
- Walk-In Closet

### 3-PIECE PRIMARY ENSUITE BATHROOM

- Granite Countertops
- Window Overlooking Sideyard
- Step-In Glass Enclosed Shower

### ADDITIONAL BEDROOMS

- Second & Third Bedrooms Overlooking Backyard
- Fourth Bedroom Overlooking Frontyard
- Spacious Closets
- 4-Piece Guest Bathroom With Granite Countertops Shower/Tub Combo

## LOWER LEVEL

### BASEMENT

- Open Concept Recreation Room With Above Grade Windows Overlooking Backyard
- Multiple Storage Closets & Spacious Utility Room
- Fifth Bedroom With Above Grade Window Overlooking Backyard & Multiple Cloests
- 3-Piece Bathroom With Step In Glass Enclosed Shower

