

# Special Features & Finishes

## INTERIOR

- Built in 2022
- Modern Double Front Entry Door
- Engineered Hardwood Flooring, Ceramic Tile & Luxury Vinyl Plank Throughout
- Steps To Agro Park & Bruce Trail
- Modern Upgrades & Designer Finishes Throughout
- Designer Light Fixtures & Roller Zebra Blinds Throughout
- Upgraded Trim & Door Cases
- Interior Garage Access

## MECHANICAL

- Roof, Windows, Furnace, A/C - 2022
- Hot Water Heater - 2022 (Rental)

## EXTERIOR

- Four Car Driveway With Two Car Garage
- Front Yard Cement Walkway & Backyard Patio
- Low Maintenance Designed Exterior Gardens
- Steps to St. Thomas the Apostle Catholic Elementary School & The Future Mountainview Heights Elementary School

## KITCHEN

- Upgraded Open Concept Kitchen
- Quartz Countertops & Subway Tile Backsplash
- Centre Island With 3 inch Thick Waterfall Island
- Stainless Steel Samsung 5-Burner Gas Stove With Pot Filler
- Stainless Steel Samsung Refrigerator
- Stainless Steel Samsung Dishwasher
- Stainless Steel Samsung Rangehood
- Engineered Hardwood Flooring
- Custom Pantry
- Eat-In Kitchen Overlooking Backyard
- Open Concept To Dining Room & Family Room
- Walkout To Rear Patio



## OFFICE

- Main Floor Office Located At Rear Of Home
- Recessed Lighting
- Double Windows Overlooking Backyard
- Engineered Hardwood Flooring

## LIVING ROOM

- Gas Fireplace With Stone Surround & Elegant Mantle
- Double Windows With Zebra Roller Blinds
- Recessed Lighting & Designer Ceiling Light Fixture
- Open Concept To Kitchen & Dining Room
- Surround Sound Speakers Roughed-In In Ceiling
- Engineered Hardwood Flooring

## DINING ROOM

- Designer Centre Light
- Open Concept To Living Room
- Large Window With Zebra Roller Blinds
- Engineered Hardwood Flooring

## SECOND LEVEL

### PRIMARY BEDROOM

- Overlooking Backyard
- Luxury Vinyl Plank Flooring
- Double Windows Overlooking Backyard With Zebra Roller Blinds
- Walk-In Closet With Custom Built-In's
- 5-Piece Ensuite Bathroom

### PRIMARY ENSUITE BATHROOM

- 5-Piece Private Ensuite
- Freestanding Soaker Tub
- His-And-Her Dual Sinks
- Step-In Glass Enclosed Shower
- Window Overlooking Backyard & Sideyard With Zebra Roller Blinds
- Timeless Tile Flooring



### ADDITIONAL BEDROOMS

- Second Bedroom Overlooking Sideyard With Zebra Roller Blinds
- Third & Fourth Bedrooms Overlooking Front Yard With Grand Windows & Zebra Roller Blinds
- Spacious Closets
- Luxury Vinyl Plank Flooring

### GUEST BATHROOM

- 4-Piece Bathroom
- Tub/Shower Combo
- Water Closet With Shower For Additional Private Use
- Double Windows Overlooking Side Yard With Zebra Roller Blinds
- Designer Light Fixture
- Timeless Tile Flooring

### LOWER LEVEL

#### BASEMENT SUITE

- Separate Private Side Entrance
- Recessed Lighting & Designer Light Fixtures
- Luxury Vinyl Plank Flooring
- Custom Kitchen Complete With Whirlpool Appliances, Quartz Countertops & Subway Tile Backsplash
- Eat-In Kitchen With Additional Seating At Centre Island
- Spacious Private Bedroom With Dual Closets
- Open Concept 4-Piece Bathroom With His & Her Dual Sinks, Step-In Glass Enclosed Shower With Rain Shower Head & Private Water Closet
- Additional Storage Room With Cold Room
- Shared Laundry / Utility Room

