

EVERY DETAIL FROM THE GROUND UP...

Highlights

- Beautiful and timeless real brick front exterior with acrylic stucco & metal clad windows
- 10' ceilings on main level, 9' ceilings on second level and full 9' ceilings in lower level with no drop down bulk-heads (open web joists)
- Transom windows over passage doors on second floor
- Extensive LED recessed ceiling lights throughout
- Abundance of windows throughout
- Oversized 43" wide front entrance glass door with multi-point locking system
- Contemporary two-tone railing
- 3" Door and window casings, 6" baseboards, headers over passage doors and common area windows with top & bottom headers
- Automated top-down/bottom-up blinds in front room and primary bedroom. Custom blinds throughout, including blackout blinds in the bedrooms, with top-down/bottom-up options on most windows
- Ecobee thermostat
- 10 Year New Home Warranty with National Home Warranty

Main Floor Highlights

- 10' painted ceilings, 8' Shaker style passage doors
- Engineered 7" wide hardwood floors – throughout main floor, with flush hardwood heat vents
- Spacious front entry with large walk-in coat closet with built-in shelf and rod + coat hooks
- Front flex room with floor to ceiling windows
- Open rise extra wide 40" staircase
- Built-in white lacquered cabinetry with built-in lighting
- Contemporary linear gas fireplace
- Expansive 10' wide dual sliding glass patio door with transom above
- Private half bath with wall to wall floating 3" quartz countertop, vessel sink, wall-mounted faucet, designer wallpaper, extended mirror and hanging pendant lights
- Large back entrance with 8' glass door, coat hooks, and oversize coat closet with lacquered built-in shelving + pocket door for privacy

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Kitchen

- Custom designed kitchen with extended shaker style DreamSpace Cabinets, extra thick gables around cabinets and island, built-in lighting and pull-out waste/ recycling bins
- Quartz countertops and custom 10' island with 3" mitered quartz top and 2" overhang
- Premium appliances including dishwasher, side x side Electrolux fridge & freezer, hood fan, dual fuel range (gas top, electric oven), and built in microwave
- Undermount dual basin sink with garburator rough-in
- New faucet (2025)
- Full tile backsplash

Upper Floor Highlights

- 9' Ceilings, stairway/hallway and ensuite are vaulted
- 4x4 skylight
- 7' doors with transom windows above
- Primary Bedroom oasis
 - Floor to ceiling windows
 - Painted tray ceiling
 - Custom built closet organizers
 - Luxurious, curbless walk-in shower featuring full tile, sleek 10mm glass, and a dual shower system including a brand-new 2024 rain shower head
 - Free standing soaker tub with extended tile wall
 - Oversized 84" vanity with drawers, dual undermount sinks and full length mirror
 - Skylight
 - Private water closet
- Oversize second and third bedrooms with large closets (one walk-in and one with sliding doors to increase bedroom space)
- Upgraded main bathroom with large double door linen closet for plenty of storage, Hans Grohe vanity faucet, full height mirror, and tiled shower
- Spacious laundry room with built-in cabinetry, quartz counter and new LG stackable washer/dryer

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Lower Level Highlights

- 9' ceilings and 8' doors
- Oversize sunshine window providing exceptional light
- Upgraded carpet with 8lb underlay
- Large media/rec room
- Built-in speakers
- 16' built-in white lacquered shelving
- Wet bar with Dolomite stone countertop and recessed puck lighting
- Dual temperature zone beverage fridge
- 4 pc bathroom with full tile shower and full length mirror
- Large guest bedroom with space saving sliding closet doors, and lacquered built-in desk with shelves
- Additional storage space
- Mechanical room includes diamond plate backing for electrical panel, epoxy painted floor, 50 gal. gas quick recovery water heater, energy efficient gas furnace, drum humidifier, HRV system
- In floor rough-in heating
- Central vac rough-in

Exterior Highlights

- Acrylic stucco including parging
- Black metal clad windows
- Exposed aggregate – Front Step, front and rear sidewalks
- Cedar deck
- Suncoast enclosure with roughed in roof mounted heater (2024)
- Double detached garage with 8' garage door
- AC