

# URBANUPGRADE

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## #2, 427 37 STREET SW | FEATURES & UPGRADES

### FEATURES

- 2-Storey Detached Infill with 4 Bedrooms in Total [3 Above Grade]
- Over 3,000 Square Feet of Developed Living Space [2,111 Above Grade]
- Situated on a Tree-lined Street with a West-facing Backyard
- Full Landscaping Package & Triple Detached Garage
- Extensive Pot Lighting & Designer Lighting Package
- Upscale Exterior Façade with Feature Lighting
- Painted Ceilings Throughout & High-Profile Casings/Baseboards
- Custom Open-riser Staircase with Full Glass Panels
- Built-in Ceiling Speakers

### MAIN FLOOR

- 10-Foot Painted Ceilings with 8-Foot Interior Passage Doors
- Wide Plank, Engineered Hardwood Flooring
- Carpet Wrapped Open Riser Staircase with Full Glass Panels
- Kitchen Includes Custom Cabinetry, Quartz Countertops, Tile Backsplash, Oversized Island with Breakfast Bar Seating & Stainless Steel Undermount Sink
- Upgraded Kitchen-Aid Stainless Steel Appliance Package with Refrigerator, Gas Range, Built-in Dishwasher, Built-in Microwave with Trim Kit & Custom Hood Fan
- Mudroom with Tile Flooring, Coat Closet, Custom Built-ins with Hangers and Bench & Transom Opening into Living Room
- Elegant Powder Room with Floating Vanity

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## UPPER FLOOR

- 9-Foot Painted Ceilings with 8-Foot Interior Passage Doors
- Plush Carpet Flooring Throughout
- Master Quarters Features Large Windows & Walk-in Closet with Built-in Shelving/Drawers
- Spa-like Ensuite with Freestanding Soaker Tub, Fully Tiled Shower with 10mm Glass Door, Dual Vanity Sinks and Formal Water Closet
- Main Bathroom with Featuring Oversized Vanity with Quartz Countertop, Tile Flooring, and Full-Height Tiled Tub/Shower Surround
- Laundry Room with Sink and Custom Built-in Cabinetry

## BASEMENT

- Fully Developed Basement with 9-Foot Painted Ceilings
- Expansive Recreation Room with Built-in Entertainment Unit
- Wet Bar with Quartz Countertop, Floating Shelves and Space for Beverage Fridge
- Guest Bedroom with Dual Closets and Large Window
- Full Bathroom with Tile Flooring, Oversized Vanity with Quartz Countertop & Fully Tiled Tub/Shower Surround
- Enclosed Storage Room/Mechanical Room

## PLUMBING, HEATING & ELECTRICAL

- Pressured Balanced Fixtures
- High-efficiency Furnace with Humidifier
- 48-Gallon Hot Water Tank
- Central Vacuum System Rough-in
- 100 Amp Electrical Panel
- Sump Pump

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## EXTERIOR

- Brick Veneer & Stucco Exterior
- Concrete Walkways & Steps
- Pressure-Treated Fences and Gates
- Full Landscaping Package
- Low Maintenance, Dual-Pane Vinyl Windows

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